

A meeting of the Local Review Body will be held on Wednesday 2 February 2022 at 4pm.

This meeting is by remote online access only through the videoconferencing facilities which are available to participants and relevant officers. The joining details will be sent to participants and officers prior to the meeting.

In the event of connectivity issues, Members are asked to use the *join by phone* number in the Webex invitation and as noted above.

Information relating to the recording of meetings can be found at the end of this notice.

ANNE SINCLAIR
Interim Head of Legal & Democratic Services

BUSINESS

1. Apologies, Substitutions and Declarations of Interest	Page
2. Planning Applications for Review (a) Ms Morven Armour Erection of dwellinghouse and livery stables (planning permission in principle): Land at Blacksholm Road (north of Slates Farm), Kilmacolm (21/0251/IC)	P1
(b) Ms Patricia Crighton Proposed new detached dwellinghouse (in principle): Valley View Farm, Dougliehill Road, Port Glasgow (21/0211/IC)	P115

The reports are available publicly on the Council’s website and the minute of the meeting will be submitted to the next standing meeting of the Inverclyde Council. The agenda for the meeting of the Inverclyde Council will be available publicly on the Council’s website.

Please note: this meeting may be recorded or live-streamed via You Tube and the Council’s internet site, where it will be capable of repeated viewing. At the start of the meeting the Provost/Chair will confirm if all or part of the meeting is being recorded or live-streamed.

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If you have any queries regarding this and, in particular, if you believe that use and/or storage of any particular information would cause, or be likely to cause, substantial damage or distress to any individual, please contact the Information Governance team at dataprotection@inverclyde.gov.uk.

Enquiries to - **Colin MacDonald** - Tel 01475 712113

LOCAL REVIEW BODY

2 FEBRUARY 2022

PLANNING APPLICATION FOR REVIEW

**MS MORVEN ARMOUR
ERECTION OF DWELLINGHOUSE AND LIVERY STABLES (PLANNING
PERMISSION IN PRINCIPLE)
LAND AT BLACKSHOLM ROAD (NORTH OF SLATES FARM), KILMACOLM
(21/0251/IC)**

Contents

- 1. Planning Application dated 18 August 2021 together with Location, Site and Block Plans**
- 2. Planning Application – Rural Enterprise Dwelling Appraisal**
- 3. Planning Application – Planning Support Statement**
- 4. Appointed Officer’s Report of Handling dated 8 October 2021**
- 5. Inverclyde Local Development Plan 2019 Policy Extracts**

To view the Inverclyde Local Development Plan see:

<https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp>

- 6. Inverclyde Local Development Plan 2019 Map Extracts**
- 7. Inverclyde Local Development Plan 2019 Supplementary Guidance on Planning Application Advice Notes Policy Extracts**
- 8. Representations in relation to Planning Application**
- 9. Decision Notice dated 22 October 2021 issued by Head of Regeneration & Planning**
- 10. Notice of Review Form dated 8 November 2021 with Supporting Statement from Bryce Boyd Planning Solutions**
- 11. Suggested Conditions should Planning Permission be Granted on Review**

Note: Inverclyde Proposed Local Development Plan 2021 has been attached to the rear of the agenda papers as supplementary content.

**1. PLANNING APPLICATION DATED 18 AUGUST 2021
TOGETHER WITH LOCATION, SITE AND BLOCK
PLANS**

Municipal Buildings Clyde Square Greenock PA15 1LY Tel: 01475 717171 Fax: 01475 712 468 Email:
devcont.planning@inverclyde.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100457711-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

erection of dwelling house and livery stables (in principle) at blacksholm road kilmacolm

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	bryce boyd planning solutions		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	bryce	Building Name:	ellersleigh
Last Name: *	boyd	Building Number:	
Telephone Number: *	01505874489	Address 1 (Street): *	castlehill road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	kilmacolm
Fax Number:		Country: *	UK
		Postcode: *	pa13 4el
Email Address: *	bboydplanning@aol.com		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Miss	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	morven	Building Number:	8
Last Name: *	armour	Address 1 (Street): *	rannoch road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	kilmacolm
Extension Number:		Country: *	uk
Mobile Number:		Postcode: *	pa13 4lt
Fax Number:			
Email Address: *	[REDACTED]		

Site Address Details

Planning Authority:

Inverclyde Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

land at blacksholm road north of slates farm

Northing

669573

Easting

234175

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

I had a brief discussion with the planning officer after the previous refusal of planning permission and indicated to him that I may, on my client's behalf, submit a further application containing further information in support of the application.

Title:

Mr

Other title:

First Name:

sean

Last Name:

mcdaid

Correspondence Reference Number:

Date (dd/mm/yyyy):

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

9570.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

agricultural/equestrian facility

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

- New/Altered septic tank.
 Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
 Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? *

- Discharge to land via soakaway.
 Discharge to watercourse(s) (including partial soakaway).
 Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

proposed septic tank with outfall soakaway. surface water soakaway.

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * Yes No

Is any of the land part of an agricultural holding? * Yes No

Are you able to identify and give appropriate notice to ALL the other owners? * Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Address:

Date of Service of Notice: *

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: bryce boyd

On behalf of: Miss morven armour

Date: 18/08/2021

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

supporting statement 1 & 2

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement. *

Yes N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr bryce boyd

Declaration Date: 18/08/2021

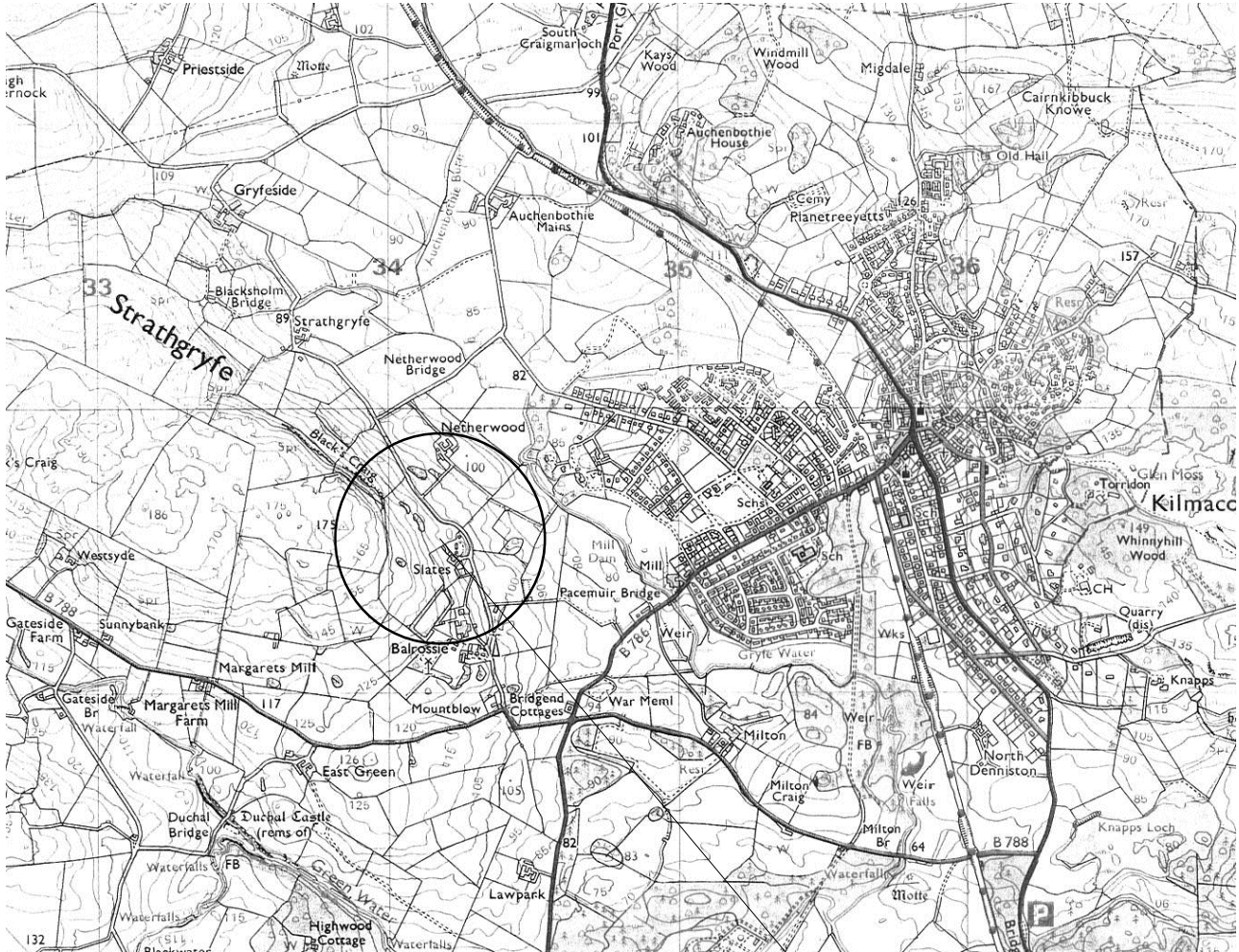
Payment Details

Online payment: ICPP00001224

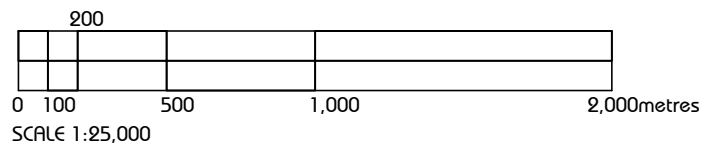
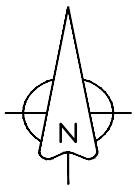
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Proposed Erection of Dwelling House at: Blacksholm Road, Kilmacolm. PA13 4SX Miss. M. Armour.

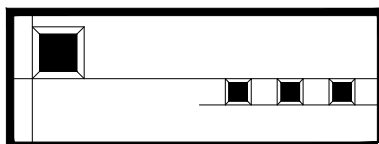


Location of proposed development.



Location Plan - € 00

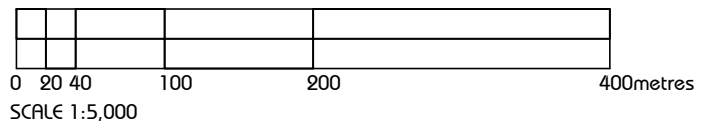
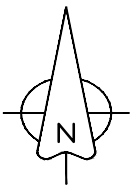
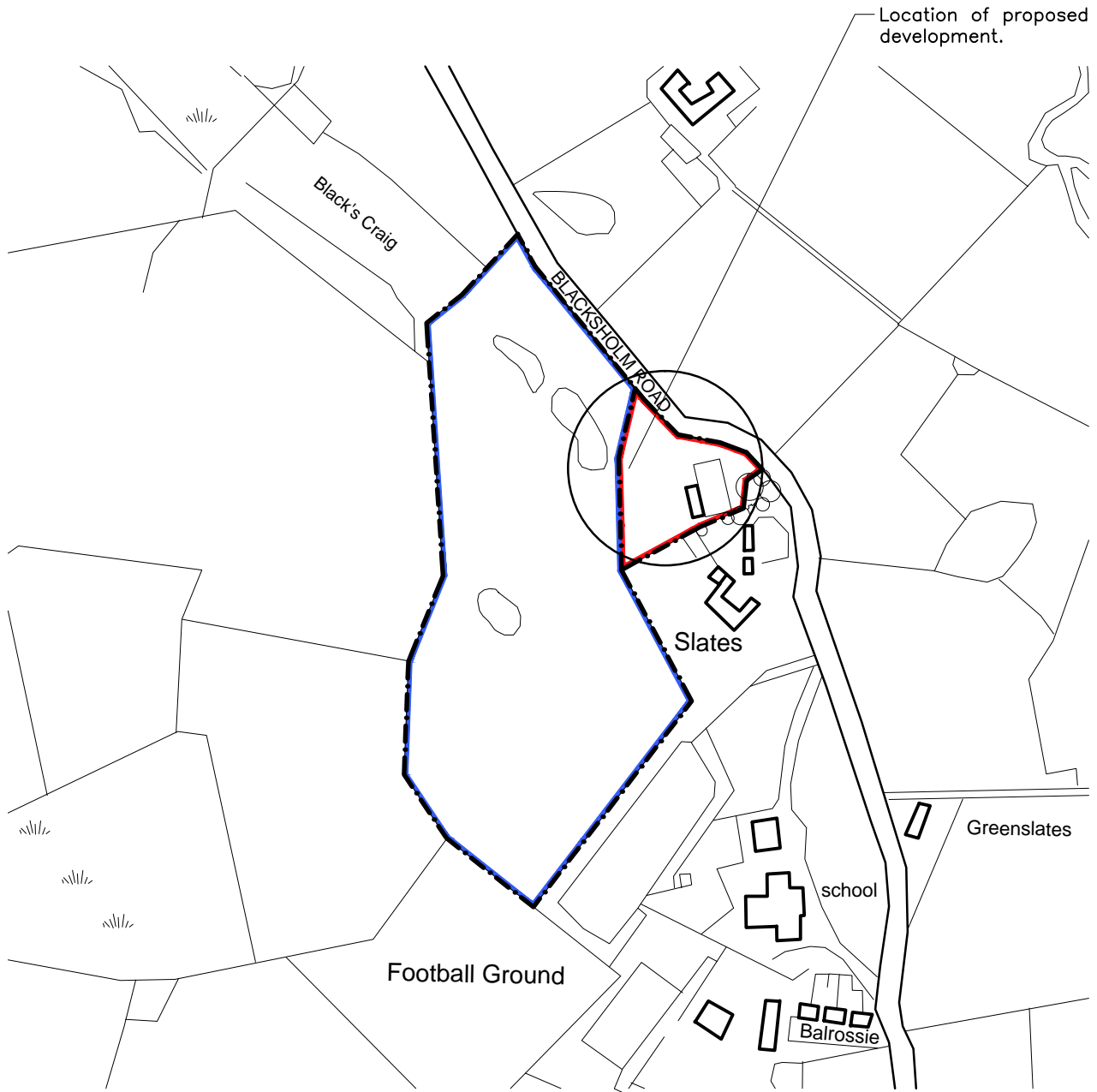
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James Harper Architect

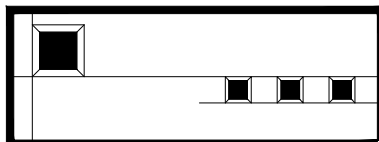
The Langsle, Langstilly Road, Lochwinnoch, Renfrewshire, PA12 4DR.
Telephone / Fax: 01 505 843007 E-mail: mail@harperarchitect.co.uk

Proposed Erection of Dwelling House at: Blacksholm Road, Kilmacolm. PA13 4SX Miss. M. Armour.



Block Plan - € 01

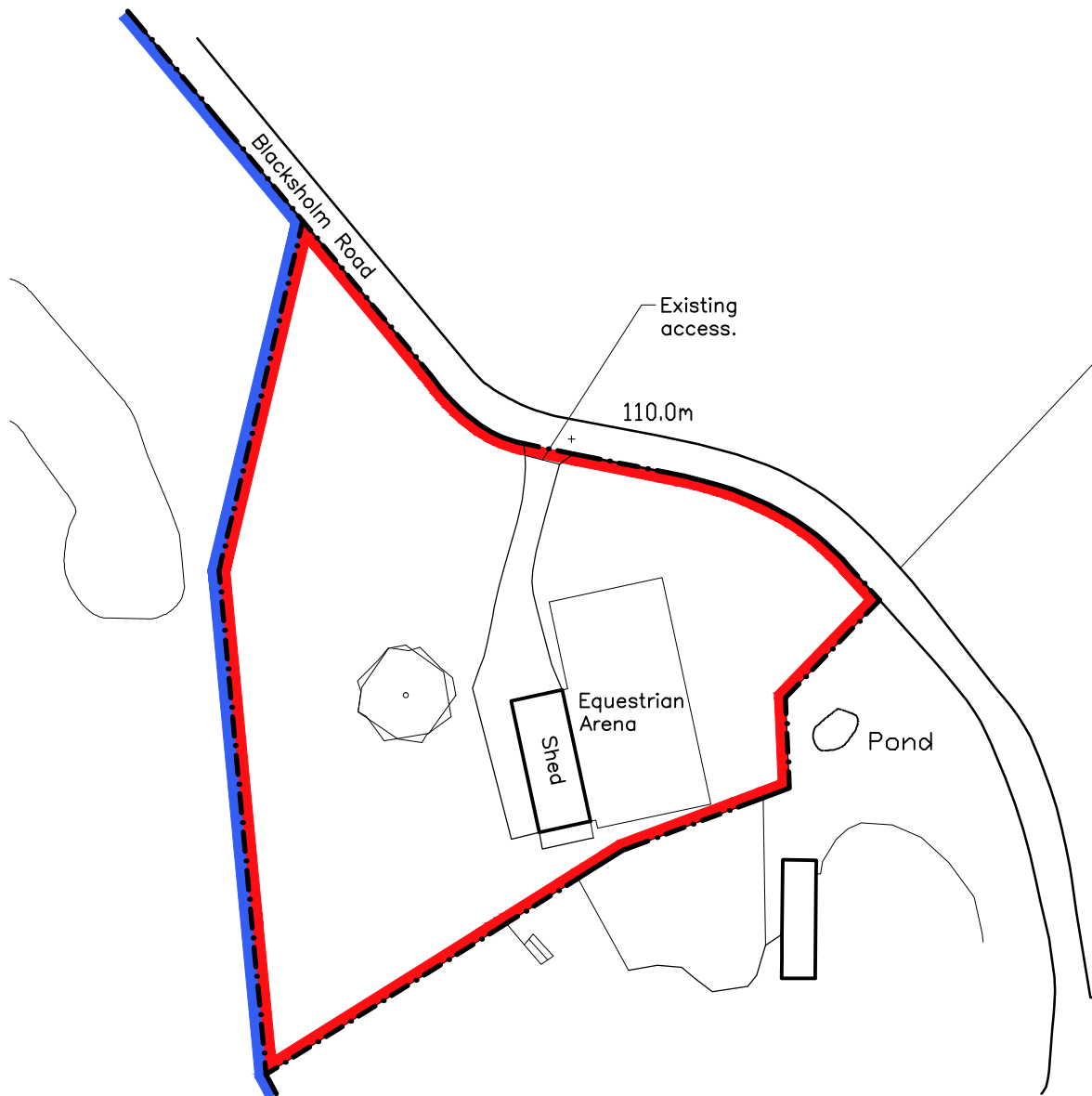
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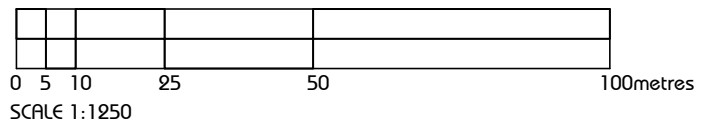
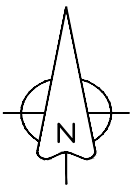
James Harper Architect

The Langslie, Langstilly Road, Lochwinnoch, Renfrewshire, PA12 4DR.
Telephone / Fax: 01505 843007 E-mail: mail@harperarchitect.co.uk

Proposed Erection of Dwelling House at: Blacksholm Road, Kilmacolm. PA13 4SX Miss. M. Armour.

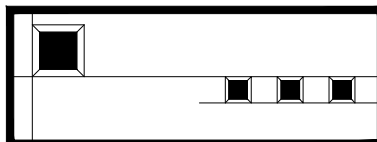


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Site Plan - € 02

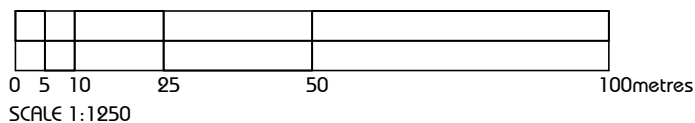
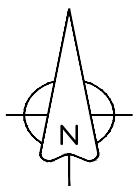
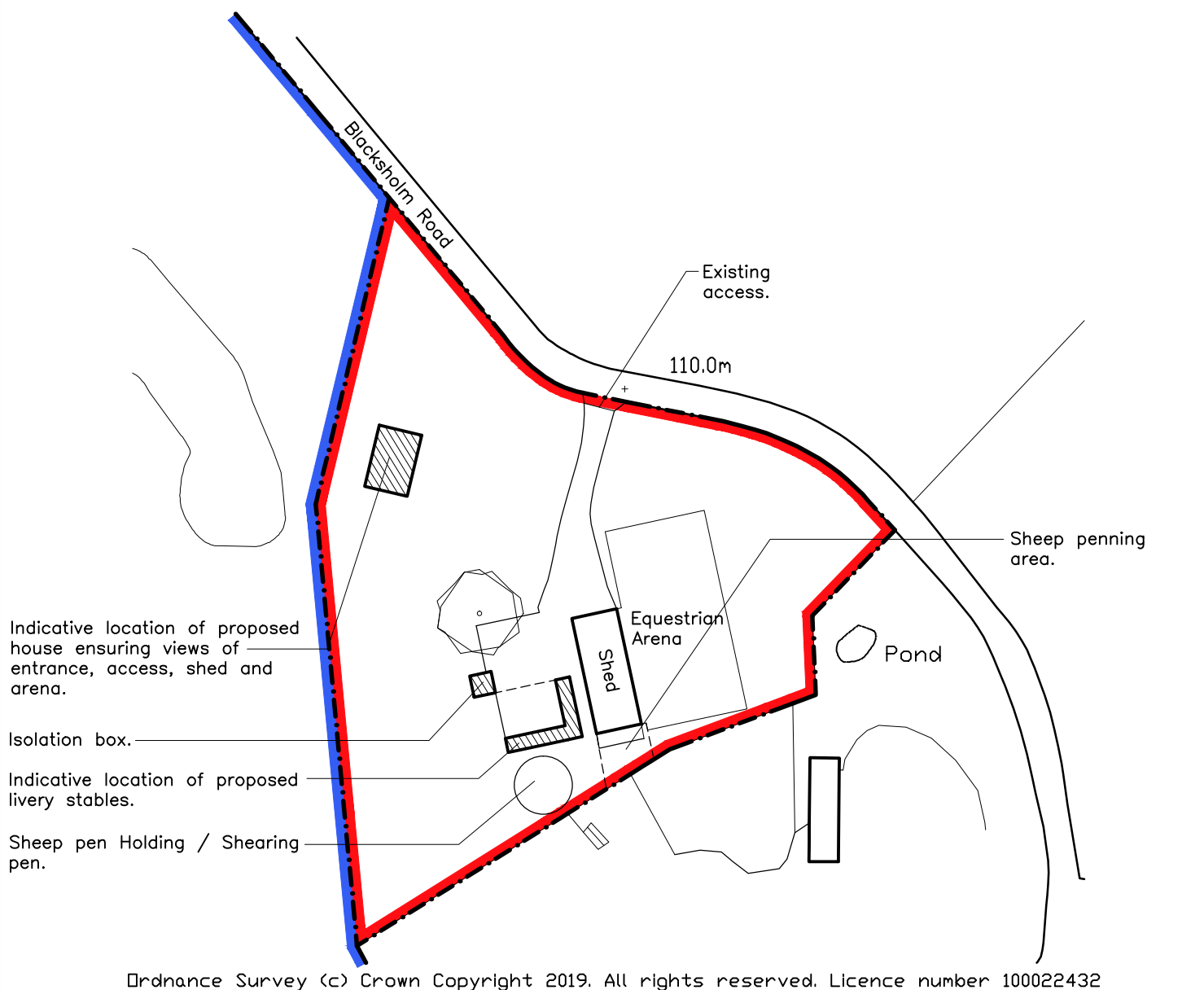
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James Harper Architect

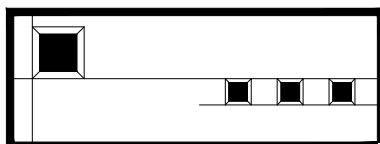
The Langslie, Langstilly Road, Lochwinnoch, Renfrewshire, PA12 4DR.
Telephone / Fax: 01505 843007 E-mail: mail@harperarchitect.co.uk

Proposed Erection of Dwelling House at: Blacksholm Road, Kilmacolm. PA13 4SX Miss. M. Armour.



Block Plan - OP 02

1:1250



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The Langslie, Langstilly Road, Lochwinnoch, Renfrewshire, PA12 4DR.
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2. PLANNING APPLICATION – RURAL ENTERPRISE DWELLING APPRAISAL

Rural Enterprise Dwelling Appraisal:

Land at Blacksholm Road, Kilmacolm PA13 4SX

Prepared by:

Sally-Ann Tinsley BSc, LLDip, PgC Ag Law

Equine Commercial-Legal

Marigold Cottage

The Square

Audlem

Cheshire

CW3 0AD

Sally-Ann@equineplanningconsultants.com

www.equineplanningconsultants.com

July 2021

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1.0 Introduction

2.0 Background

3.0 The Enterprise

4.0 Planning Policy

5.0 The Functional Test

6.0 Labour Calculation

7.0 The Financial Test

8.0 Conclusion

1.0 Introduction

- 1.1 This report has been prepared on the instructions of Ms Morven Armour in relation to the site known as Land at Blacksholm Road, Kilmacolm PA13 4SX. The purpose of this report is to provide an appraisal of the proposal for a dwelling to support the mixed equestrian and agricultural enterprise at the site.
- 1.2 I am a rural planning consultant specialising in rural enterprise dwellings and the commercial equestrian development sector. I hold BSc Equine Welfare with Business Management, LLdip Law degree and PgC Agricultural Law. I advise the public and private sectors throughout the UK, preparing independent appraisals and attending appeal hearings and public inquiries. I have an in depth knowledge of the equine industry and equine welfare.
- 1.3 With formal academic qualifications in law, business management, equine science and behaviour, I also act as expert witness in litigation and prepare expert reports for solicitors in relation to personal injury cases, disputes and veterinary negligence.

2.0 Background

- 2.1 It is understood that the site was purchased by Mr and Mrs Armour, the applicant's parents, in 2012. Since purchasing, they have bred 'Zwartbles' rare breed sheep from the site.
- 2.2 The site comprises approximately 21 acres of grazing land. An agricultural barn, measuring 24m x 9m, was granted planning permission under reference 13/0001/PP.
- 2.3 A 40m x 20m riding arena was approved in 2017.
- 2.4 The intention is to develop the current enterprise to include an equestrian livery and training business. However, the proposed mixed enterprise will rely on the presence of 24-hour supervision in order to operate.

- 2.5 The planning proposal includes a well-designed stable block, including an isolation box. Whilst I have not visited the site, I have examined the plans and photographs, which show that the site is well planned for the equestrian purposes proposed. The site, including the grazing land, appears well maintained and appropriate for its intended purpose.
- 2.6 All the facilities/structures will maintain the compact holding, which will provide for an efficient operation of the mixed enterprise and avoid isolated buildings. The proposed position of the dwelling will enable it to fulfil its purpose of providing 24-hour supervision and effective security.

3.0 The Enterprise

- 3.1 In addition to the current Zwartbles breeding enterprise, the rural enterprise will be expanded to provide training of horses and riders and provide a full livery service for retirement liveries.
- 3.2 Clearly, Ms Armour is a highly qualified and experienced trainer and rider of both horses and riders. It is evident that she has been training riders in the local area since 2014 and is well placed to understand the demand for the provision of such services, as well as the competitive market.
- 3.3 The provision of training and livery services will create at least a full-time position for a worker, as set out in 6.0 Labour Calculation.
- 3.4 The equestrian enterprise will have four income sources:
- Training of clients' horses
 - Training of riders
 - Full livery
 - Horse sales

- 3.5 The training of clients' horses necessitates that they are sent to Ms Armour's yard to undergo a programme of training over three to six months. This could relate to the training of a recently backed young horse or one being prepared for competition. Some horses will be competed from the site.
- 3.6 Ms Armour breaks and trains Clydesdales for renowned breeders. This breed is currently on the Rare Breed Survival Trust 'At Risk' register.
- 3.7 The training of riders will include training on their own horses and will focus on bio-mechanics. This will be of benefit to riders of all ages and abilities.
- 3.8 Full livery services will be provided to clients' horses. These horses will remain on site all year round and have all their care needs met by Ms Armour. It is intended that this service will specialise in retirement livery, i.e. horses that have retired from competition due to injury or conditions of old age.
- 3.9 The sale of horses will be the fourth source of income. Young horses will be purchased to be trained and then sold on to compete.

4.0 Planning Policy

- 4.1 The relevant local policy in examining this application is set out below:

Inverclyde Local Development Plan 26 August 2019

POLICY 14 – GREEN BELT AND COUNTRYSIDE

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;

c) infrastructure with a specific locational need;

d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or

e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.

4.2 Policy 14 supports the exception to policy that permits a dwelling where it can be shown that it is essential to the operation of the business. This is referred to as the 'functional test'. The way in which this application complies with these policies is examined in 5.0 The Functional Test.

4.3 The nature of an equestrian business is such that it must be within a rural location. The training and livery enterprise falls within a 'recreational use' that requires a countryside location.

4.4 The essential need for the dwelling in the particular location provides the justification and is explained further in 5.0 The Functional Test.

5.0 The Functional Test

5.1 The appraisal of the functional test is prepared in my capacity as an expert in equine welfare.

5.2 There are four equestrian income sources, in addition to the sheep enterprise:

- Training of clients' horses
- Training of riders
- Livery of clients' horses
- Horse sales

5.3 The training of clients' horses will be the greatest source of income. It is proposed that 6 boxes will be occupied throughout the year by clients' horses being trained. These will be young horses being trained, horses trained for competition and horse being competed for their owners. All of the horses will be stabled for most of the day as well as being stabled at night. The following paragraphs explain why horses being trained and competition horses need to be stabled for most of 24 hours and the risks associated with this – both to the horses and to the viability of the business, which create the need for 24-hour supervision.

5.4 The horses being trained are most likely to be Warmbloods, which are the most commonly used breeds for eventing, showjumping and dressage. They are more highly strung breeds than typical riding horses and require expert handling. They are also larger breeds, typically standing at 16 – 16.2hh.

5.5 Some of the horses are likely to be young horses that need further training to enable them to start competing. Young horses are more highly strung, suffer anxiety and are likely to be unpredictable.

5.6 The process of moving a horse from its usual surroundings can be particularly stressful even to a sensible mature horse. Most horses will gallop around a new field and take some considerable time to settle. The risk is that a horse will injure itself when galloping, particularly in a field it is not familiar with. It is for this reason that horses will always be stabled.

- 5.7 Highly strung horses, or those suffering periods of anxiety, are more susceptible to colic. As many of the horses are competing, or being trained for competition, they are on high corn rations. This also increases their susceptibility to colic.
- 5.8 Livery services will be offered to clients' horses in retirement. These horses will mostly live out in the fields in small social groups which will replicate natural herd behaviour. As these are likely to be older horses, or those with injuries that prevent them being ridden, they will need close supervision to monitor any existing conditions. Owners send horses for retirement livery when they are short of the time or ability required to care for their daily needs.
- 5.9 It is proposed that up to four young horses will be purchased each year to be trained to compete in readiness for sale. These horses will be stabled. Any injury could prevent a horse being competed or sold which would impact the business.
- 5.10 All of the horses on site are likely to have a significant value.
- 5.11 **Colic** - It is essential that colic be noticed at a very early stage. Although the majority of cases of colic do not require surgery, a vet should always be called to administer painkillers and other appropriate treatments. If colic is not noticed in the very early stages, complications can lead to surgery being necessary. In particular types of colic where surgery is essential, any delay in transporting the horse to an equine hospital can reduce the survival rate dramatically. The survival rate to discharge home is currently approximately 80% after surgery.
- 5.12 Horses provided with the very best care can still be susceptible to colic. Stress is known to be a factor in causing colic and is intrinsically linked to changes in routine, such as moving to a new yard.
- 5.13 The Equine Hospital at the University of Liverpool is a leader in the research into equine colic. The following is an extract from their website:

'There are over 70 different types of intestinal problems that cause colic symptoms, which range from mild to severe (life-threatening) in nature.'

'Early diagnosis and surgical treatment of more serious cases of colic remains one of the most important factors in giving horses the best chance of survival following colic surgery.'

What are the symptoms of colic in horses?

Horses will typically display some or all of the following:-

In mild cases:

Lip curling.

Flank watching.

Restlessness.

Pawing the ground.

In moderate cases:

Posturing to urinate frequently.

Lying down and getting back up.

Lying on their side for long periods.

In severe cases:

Violent rolling.

Sweating.

Rapid breathing.

Injuries to body and face from rolling and thrashing around.

What should you do if you suspect colic?

Colic is a potentially life-threatening disease. If a horse displays moderate or severe symptoms they will need urgent veterinary attention and possibly referral to us, if this is an option.

If your horse displays mild symptoms of colic try walking them around (do not canter or trot) for no more than ten minutes. If symptoms persist for more than 30 minutes or are more severe in nature call your vet immediately.

- 5.14 The extract above clearly shows how signs of colic could easily be missed leading to the condition becoming untreatable, in addition to the horse being

left in pain for many hours. It highlights the potential for problems if adequate supervision is not provided outside 'normal working hours'.

- 5.15 Horses need not only skilled attention and care, but constant monitoring for changes to vital signs or of behaviour that might indicate a problem. Without constant monitoring the welfare of such horses could be seriously compromised.
- 5.16 **Cast** - Stabled horses are also at risk of becoming cast. This means that they either lie down too close to a wall that they cannot position their legs so that they can get up, or they lie down and then roll over in to a position too close to the wall to enable them to get up. When a horse gets into this position they typically panic and exhaust themselves. Frequently, this can lead to injury of the neck, legs or back and sometimes death. In particular, if a horse is cast during the night and is not noticed until morning it is often too late for the vet to be able to save the horse and is not unusual for them to have to be euthanized.
- 5.17 **Choking** – This happens when food becomes stuck somewhere between the mouth and the stomach, in the oesophagus. It is usually quite apparent that a horse is choking, by the visual signs. If within earshot, the sound of the horse 'choking' is quite definitive. If the choking continues for more than 20 minutes the vet should be called to give an anti-spasmodic, which will relax the oesophagus and enable the obstruction to pass through. However, if the obstruction has existed for some time, or the horse is extremely distressed, it will be necessary to remove the blockage using a stomach tube to enable fluids to be pumped through. Fluids through an intravenous drip may also be required, as the horse will become dehydrated. The longer the period of the obstruction the greater the chance of complications. Aspiration pneumonia is believed to occur in 67% of choking cases. Choking is rare in horses out at grass.
- 5.18 The siting of the dwelling is appropriately located to be able to hear any disturbance during the night and to be convenient for 'out of hours' attendance.

- 5.19 In the case of fire, if not living on site then valuable time could be lost in the time taken to reach the horses, even if alerted at an early stage, which is unlikely.
- 5.20 **Threat to continued viability** - If any horse belonging to a client suffered an injury or illness that was not identified sufficiently early, confidence in the business would be severely undermined. This would most likely result in clients choosing another yard which would seriously impact on the viability of the enterprise. In the first year, there will be 16 client owned horses, increasing to 36 client owned horses by the fifth year.
- 5.21 For the reasons set out, it is clearly vital that the horses are ‘within sight and sound’ at all times. The provision of skilled supervision around the clock is essential, not only for the welfare of the horses, but to ensure the future of the business. It is imperative that horse owners have complete confidence in the supervision of their horses at all times.
- 5.22 The number of horses that will be on site clearly generates a labour need of at least a full-time worker. Set out in ‘6.0 Labour Calculation’.
- 5.23 The application complies with Policy 14.
- 5.24 A recent appeal (England) decision clarified that a small yard of seven client owned horses could fulfil the functional test.

Appeal Ref: APP/P1133/W/20/3250242 Moorwood, Moor View, Ipplepen, Newton Abbott TQ12 5TP. Decision date 10th December 2020

- 5.25 This related to a small livery yard of seven boxes to accommodate clients’ horses. The Inspect allowed the appeal and stated at paragraph 10:

‘... the demands of running a livery can lead to long and antisocial hours spent on site, with potential issues arising at any time. A temporary dwelling would allow Mrs Clyne the fullest opportunity to provide optimal care for the horses. Within this context, the argument was put to me by the appellants’ equine expert that clients would expect a constant onsite presence in order to entrust valuable competition horses into the livery’s care. I find this to be a

logical argument, which credibly translates to an essential functional need for a dwelling arising from the specific demands of the proposed business.

5.26 A significant amount of work is likely to be outside of normal 9 to 5 working hours. The horses will need to be checked at 10.00pm and those returning from a competition are likely to arrive late in the evening and it will be necessary to monitor them closely to ensure that they have settled after having competed and travelled.

5.27 Due to the type of enterprise that focuses on training and full care, the horses are likely to remain on site for long periods of time, with owners/clients visiting rarely. This is relevant to the use of the site because it ensures that very few vehicle movements will be generated.

5.28 An appeal (Wales) addressed the significance of rare breeds in the context of rural enterprise dwelling policy. This is relevant due to the Zwartble rare breed sheep on site, as well as the Clydesdales. The Inspector, in the appeal decision **APP/B6855/A/13/2210485 Lonisaf Hardwoods, Lon Isaf, Cilonnen Road, Llanmorlais, Gower SA4 3UH**, recognised their significance in terms of fulfilling the functional test:

12. 'Nevertheless, the functional test is not an absolute one which is susceptible to the application of pre-determined standards or thresholds.'

13. '... and it is important that traditional breeds of sheep survive to allow preservation of their unique genetic abilities and characteristics.'

5.29 This decision is useful as it demonstrates that the justification for a dwelling can comprise a range of factors.

6.0 Labour Calculation

6.1 The number and type of horses on site clearly generates a labour need in excess of a full-time worker, for the reasons set out below.

- 6.2 Benchmarking data is published to enable calculations for the labour requirement of a particular equine enterprise to be undertaken. The table below demonstrates the number of hours per year required to care for a horse of a particular category. These figures are based on data researched and produced by Agro Business Consultants, in The Equine Business Guide 7th edition 2019 and are used as industry guidelines in the calculation of labour requirement. They are used to determine the number of Standard Man Days (SMD) required of an enterprise i.e. the number of full-time workers needed.
- 6.3 The calculation is based on a total number of hours required for a particular category of equine over the period of a year. A full-time worker is assumed to work 2,225 hours per year.

Type of equine	No of hours per horse per year	Total
6 x Training @	900	3,600
10 Retirement Livery @	240	2,400
Total		6,000
Less 40% (for 11 – 20 horses)		2,400
Hours needed per year		3,600
Divide by 2,225		1.6

- 6.4 The figure above shows that when based on the numbers of horses in the first year, when the young horses may not yet have been purchased, the labour need generated will be for more than a full-time worker, at 1.6 workers.
- 6.5 For the purposes of testing the enterprise's ability to provide a sustainable living, the table below shows that if it is assumed that just 50% of the above figures are achieved during the first six months, then the labour need generated remains for at least a full-time worker at 1.2.

Type of equine	No of hours per horse per year	Total
3 x Training @	900	2,700
5 x Retirement Livery @	240	1,200
Total		3,900
Less 30% (for 6 – 10 horses)		1,170
Hours needed per year		2,730
Divide by 2,225		1.2

6.6 This demonstrates that the equine enterprise alone, even during the initial period of becoming established, generates a need for a full-time worker. This will be in addition to the labour associated with the sheep enterprise.

7.0 The Financial Test

7.1 The applicant has prepared a detailed forecast for the next five years. This includes a breakdown of income and comprehensive costs.

7.2 I have examined the forecasts, and in my opinion the financial test is met. The enterprise has clearly been planned on a sound financial basis and is viable and sustainable.

8.0 Conclusion

8.1 The proposed enterprise will create a functional need for someone to be on site, ‘within sight and sound’ of the horses. This is due to the specific type of equine enterprise proposed.

- 8.2 It is essential to the enterprise that there is accommodation on site to provide 24-hour supervision and this essential need is accepted in planning terms as constituting justification for a dwelling.
- 8.3 The part of the enterprise that fulfils the functional need to live on site has a need for at least a full-time worker, even assuming a lower occupancy rate during the first year of establishing the enterprise.
- 8.4 The Business Plan shows that the enterprise has been planned on a sound financial basis, is viable and sustainable for the long term.

3. PLANNING APPLICATION – PLANNING SUPPORT STATEMENT

Erection of Dwelling House at Blacksholm Road, Kilmacolm, PA13 4SX

**Proposed Erection of Dwelling House at
Blacksholm Road, Kilmacolm, PA13 4SX.**

Planning Support Statement.



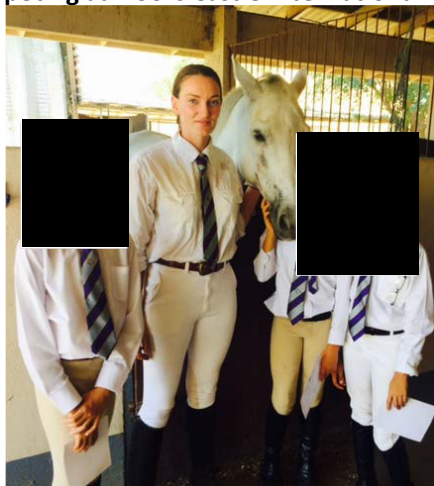
Balshagray flock of Zwartble sheep established in 2014.



Morven Armour showing a client's horse at Blair International Horse Trials



Morven competing at Floors Castle International Horse Trials



Morven with Pony Club exam candidates while a guest instructor at Kingston Pony Club

Site Background.

The proposed development site lies to the south-west of Blacksholm Road approximately 1.5 miles from Kilmacolm [Figure 1]. The site is adjacent to another residential property and former livery yard. The site is also in proximity to Balrossie House which has planning approval for 47 new build houses and 12 flats.

The site area extends to over 21 acres and was purchased by Mr. and Mrs. Armour in 2012. In 2013 Mr. & Mrs. Armour obtained Planning Permission, Planning ref: 13/0001/PP, for the erection of an agricultural shed, 80 ft. x 30ft.

The primary purpose of the shed was for the secure and protective storage of animals feeds, implement store and for the shelter, during specific periods of the year such as lambing time, severe inclement winter weather, etc. allowing Mr. & Mrs. Armour to pursue their business venture in the breeding of the rare sheep known as Zwartbles. The original flock of 4 sheep has now grown to a flock of 30 sheep.

The applicant is now seeking approval for a dwelling house to allow a presence onsite to fulfil animal welfare and safety as well as for security. This will allow the applicant to develop an equestrian business and support the expanding flock of sheep.



View of shed from access road.



View of shed and equestrian arena from proposed house site with 'Slates' farmhouse and steading beyond.

Development Proposals

In 2017, Planning permission was obtained for the formation of an equestrian arena close to the existing shed. Since this time the applicant has invested heavily in upgrading fencing, improving water provision for livestock and maintaining the equestrian arena. This has allowed the advancement of the applicant equestrian activities not only in schooling and practice with her own horses but in providing lessons and schooling of others providing an income to supplement the return from the sheep.

The proposed development is for the erection of a dwelling house together with a block of stables, to allow the applicant to build and grow an equestrian business on the site. The dwelling house, for security reasons, would be sited overlooking the existing entrance driveway and also the existing shed and outdoor arena. The stables, horse tie up and grooming area along with an isolation stall for sick animals would all be positioned within sight of the proposed house, adjacent to the existing storage shed for ease of access to hay and feed. Additional sheep pens would also be located within view of the house. Illustrated in drawing Figure 3 Site Plan.

As described in the previous background section the situation with my client and the furtherance of the equine / agricultural business is such that there is a necessity for a dwelling house. The need for the house is clearly shown and justified as further explained in the applicant's support statement featured in this report and demonstrated in associated document Rural Enterprise Dwelling Appraisal.



View of proposed house site from shed.



View of shed and proposed house site from Equestrian Arena

Applicants Support Statement

Foreword

Planning application for a single residential plot to act as a family home and allow an increase in local sustainable economic growth by allowing the development of a rural enterprise expanding on the activities which have been established on the site since 2014. Having a house on site where the equestrian facilities and sheep business are would be of benefit on three levels:

- a) Security of animals and equipment
- b) Welfare of animals
- c) The ability to offer clients and /or their horses to stay on site during training.

The development of the Zwartble flock has been underway since 2014 and since returning I have been able to assist my parents particularly at lambing time. We have grown the flock from 4 ewes through a programme of selective breeding. We supply sheep to other Scottish breeders and I'm building a business for supplying locally produced sustainable meat. I'm also currently working with a small weaver in Lewis to produce wool rugs as another avenue to diversify the business. The flock has expanded to over 40 sheep during lambing time, at the point of this application the flock is made up of 30 quality breeding ewes and one male. The sheep are able to cross graze the land alongside horses.

Since 2014 I have been working with horses on the site following my return to the UK, preparing them for shows and fitness work with competition horses, in 2017 I installed the equestrian arena to provide a more suitable area for training and schooling horses. Since this time I have training young horses and provided lessons at the site however I am now limited and in need to expand in order to make a viable living.

A house would allow me to make a sustainable living, working from home whilst also giving my parents the ability to retire to a house with me where they can continue to manage and grow their flock of rare breed sheep with my support.

I currently do not benefit from any of these elements and as a result the security and welfare of my own and my parent's animals and equipment is at risk as well as the limiting effect on my ability to expand my coaching and training enterprise.

Equestrian experience.

As an experienced equestrian professional with 13 years in the industry both as a rider and coach I have a detailed understanding of the type of facility and services that are required in Kilmacolm. During the Covid-19 pandemic and lock down the lack of equestrian services within Inverclyde became even more apparent as restrictions meant movement between local authorities was prohibited. There are no equestrian facilities registered with the recognised governing bodies The British Horse Society or The Association of British Riding Schools in Inverclyde, and within Kilmacolm no training facility for horse riders. Even horse owners in Kilmacolm and Inverclyde could not attend training sessions with local clubs, an example of this is that Kilmacolm and Kilallan Riding Club have to use training facilities in Renfrewshire meaning members living in Kilmacolm and Inverclyde are disadvantaged.

I started competing on my own pony age 7 and as a member of the Lanarkshire and Renfrewshire Pony Club and represented Scotland as a junior. I have continued this passion for competitive riding as both a member of the British Showjumping and a currently competing member of British Eventing. In 2017 I was listed in the top 100 Scottish riders competing at my level.

I am a qualified BHSAI instructor and hold a level 2 UK Coaching Certificate in equestrian sport. Since gaining my British Horse Society qualifications in 2010 I have taught freelance for various registered Pony Clubs and private clients in the UK. In 2011 I was invited to India as a visiting coach to teach at the Chennai Equestrian Centre where I worked with a variety of age groups including training riders who were competing in the Pan Asian Games.

In 2012 I attended a residential training programme in Oxfordshire completing specialist training in Rider Bio-mechanics with the renowned bio-mechanics coach Mary Wanless. Since this time, I've specialised in rider bio-mechanics and the training of young horses to encourage strength and balance.

From February 2013 until September, 2014 I was based in the south of England working as a lead instructor at Snowball Farm Equestrian Centre in Berkshire and in the London Burgh of Hackney at Lee Valley Riding School. During my time in London I worked with both private clients and also with the Riding for the Disabled who were based within the centre. I also trained candidates for their BHS vocational qualifications.

In 2014 I relocated to Singapore for 9 months where I volunteered re-training ex-race horses for use as riding horses. I returned to Scotland late 2014, immediately being offered part time coaching with the Lanark and Renfrewshire Pony Club and taking

over the breaking and training of Clydesdale Horses for an award winning local breeder.

In 2015, I was approached by a UK affiliated Pony Club in Jamaica who needed a coach to run the Kingston Pony Club. I managed this for a school term before returning to Inverclyde to continue working with local riders.

I have been coaching in the local area since 2014, training individuals as well as the Lanarkshire and Renfrewshire Branch of the Pony Club, and also riding and training horses on behalf of their owners. The business I am developing would fulfil a gap in the market for a facility where I could work one to one training horses and ponies in a quiet and safe environment and where they could be stabled and turned out to grass on the down time. It would also allow riders to come and get bespoke tailored coaching both on horse and also using space within the house to do off-horse balance work and core training.

Current Situation

I have invested my own funds installing an outdoor equestrian arena to be able to further my own riding and facilitate the training of horses and riders all the year round. In addition I have upgraded the stock fencing around the site so that it is suitable for horses as well as sheep. However, due to security concerns my own valuable competition horse cannot be kept at home. Instead he must be kept on livery where there is 24/7 supervision. This means he is currently on livery at a facility in Kilbarchan (Renfrewshire) which was the closest alternative and which costs £500.00 per month for the rent of the stable and field space and a further £100 per month to cover additional exercise.

The security concerns were raised because on several occasions I found people on the property amongst my horses and equipment, this risk of theft or damage both of the animals, vehicles and belongings would be mitigated by being resident on site. Living onsite would also allow me to establish a professional equestrian facility offering training where horses in my care have 24/7 supervision.

As well as the horses I assist in the care for my parent's flock of rare breed Zwartbles sheep. Dog worrying has been an issue and recent COVID restrictions has seen many more people walking in the area, with an increase in dogs. This represents a serious risk to any livestock for this reason along with general welfare purposes the sheep require daily attention. During the spring, care of young lambs mean that multiple daily visits are required for bottle feeding as well as overnight stays to check on expectant sheep. Over the past few years I have attended them overnight during lambing sleeping on a makeshift bed inside the shed. We have had several sets of triplets which demand additional care through bottle feeding. As there is no

accommodation on site I have slept in the shed in minus temperatures– this is not a viable long-term solution.

For welfare of the sheep and equines both require regular checks especially during bad weather. This has been especially relevant over the past few years and is forecast to continue in the future. Heavy snow in 2018 and 2020 meant that roads were blocked and I had to walk over a mile from the outskirts of the village and dig my way through snow drifts to reach the animals. Without me doing this there is no doubt the whole flock of sheep would have died and it is very likely that the horses would have required veterinary attention. Living on site would mean visibility of the stables from the house or a short walk to check and feed the animals and the ability to bring freezing or premature lambs into the house to be cared for. It would also mean that veterinary medicines could be securely stored inside the house.

Over the past few years the issue of sheep worrying has been affecting the Inverclyde area with multiple incidents of loose dogs in my own and neighbouring lands. Last year we lost a young sheep to a dog attack which could have been avoided if someone had been on site. It is very difficult to grow such a specialised flock without being able to closely manage the sheep and each loss is a significant blow. Accommodation is required for this agricultural purpose alone to manage the sheep throughout the year.

Proposed Business

The equestrian business would have four main revenue streams this spreads risk and ensures a viable long term business. In parallel the agricultural business of sheep sales would be grown alongside.

The first revenue stream is training livery, this is where horse owners want their horse professionally trained or competed. In this situation the owners drop the horse off and it would typically stay with me at the yard for a period of between three and six months, once the training is complete the owner would collect them. These horses would be mainly stabled with some turn out on grass. I work with a variety of horses, often horses who require training are young or highly strung, these need to be in a secure environment where they have round the clock supervision.

I also have established connections with native Clydesdale horse breeders and train young horses on their behalf. These horses are on the rare breed survival Trust List and making them suitable to be used as ridden horses is essential to ensure the breed survive, some of these horses have gone on to join the mounted police branch and for use by the Riding for the Disabled organisation. Several breeders and owners have approached me since returning to Scotland to enquire about training.

The second revenue stream is coaching. Due to the style of coaching offered specialised training in riding bio-mechanics can be offered which is suitable for

people with additional physical needs. This type of coaching would require a warm indoor space close to the equestrian facility for 'off-horse' sessions to compliment the ridden sessions where riders can be shown exercises while not on a horse. A house would mean clients could come into the house for this type of work in addition to providing suitable welfare facilities where they could change, rest, use the toilet. Clients would be able to bring their horse for sessions of between 30 to 90 minutes.

The third income stream is retirement livery. This is where owners are looking for somewhere for their older or unriden horses to live quiet supervised retirement mainly out to grass as part of a small herd. These owners will visit sporadically meaning the footfall to the yard is minimal. Horses on retirement livery tend to be older or have sustained an injury which means they can't be ridden. They require to be checked throughout the day and have an experienced professional on hand in the event of any health issues.

The fourth income stream is horse sales this is where young animals will be purchased, trained and sold. This is a cyclical business with horses in different stages of training. These animals are young and may be unpredictable so need to be supervised.

The ability to bring the horses to me where I have a secure arena, access to a field for open work and easy access to a public road where they can be ridden to a village setting with traffic is essential for their training and desensitisation.

To continue to develop the agricultural business and Balshagray Flock my parents will continue with their breeding programme and supply to other breeders, lambs which are not suitable to continue the breeding programme will be fattened for meat sales. The sheep will cross graze the available land with the numbers of sheep increasing as the business grows and further land is taken on. The additional land for future growth is shown in Figure 4.

Current Demand

There is a demand in Kilmacolm and within Inverclyde area for more recreational equestrian facilities. My proposals satisfy a niche but highly sought after arrangement. I have had interest from not only local riders and owners but from many riders who are willing to travel long distances for targeted coaching. There is already a high quality outdoor equestrian arena with the most modern surface technology, and the required specialist equipment such as mirrors installed to train both disciplines of dressage and show jumping as well as specialised bio-mechanical training.

The neighbouring property Slates Farm was previously run as a livery yard accommodating over 20 horses at its busiest. This business wound down due to retirement of the owners the last livery horses leaving in 2015 with the land now being rented for agricultural grazing, with all but a few stables now in disrepair.

The present owner has indicated that they receive a number of enquiries each year for livery services. I have also received approaches direct through social media and face to face asking if livery or training was available.

There is one other livery yard in the area – Gryffeside. This is a very different offering being a large facility with ridden liveries where horses are turned out in big groups and owners are visiting on a daily basis to ride and care for their horses.

My proposed business is a different system with low footfall of clients where a small number of horses on training livery stay short to medium term with controlled individual turnout and additional horses on long term retirement livery living out at grass in small herds.

Initially a total of 20 horses could be accommodated at any one time this is made up of:

- 6 Training Liveries with limited turnout
- 4 Sale horses with partial turnout
- 10 Retirement Liveries out to grass

The business case which has been provided demonstrates this as a viable enterprise, with scope for growth.

This number of horses would leave sufficient agricultural land for the flock of Zwartbles. Currently 30 which can be grown in line with the available land.

Future Business Development

The neighbouring farm has given the option to lease a further 21 acres within the next 3 years shown as the area A on Figure 4 with and an additional 23 acres shown as area B available within the next 4 years. The addition of this 44 acres would allow the expansion of the retirement livery to 30 horses living in small herds and allow additional space to accommodate horses for sale along with supporting additional sheep by cross grazing. After 5 years the flock would be expanded to 60 breeding ewes.

The business case demonstrates how the business could be grown within 5 years.

Conclusion

In order for the applicant to develop an equestrian business and support the growth of the agricultural enterprise of breeding pedigree sheep a dwelling is required. Supervision of animals for welfare and security is required 24/7 with the proposed location of the dwelling providing a view of the current facilities, entrance and proposed stable block area.



Lambs of flock with view down towards proposed dwelling house site with 'Slates' Farmhouse and Kilmacolm in background.

Planning policy

It is noted that the proposed development shall be assessed under the terms of the Council Policy 14 Greenbelt and Countryside and also Policy 19 Individual and small scale housing development in the greenbelt and countryside.

Under policy 14 this states that development in the green belt and Countryside will only be permitted if it is appropriately designed, located and landscaped and is associated with:

- a) Agriculture, horticulture, woodland or forestry.
- b) A tourism or recreational use that requires a countryside location.
- c) Infrastructure with a specific locational need.
- d) The appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained or
- e) Intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is at an appropriate scale and form.

The proposed development is for a single dwelling house justified by the operational needs of the equestrian and agricultural business and also as a recreational use which requires a countryside location.

Under policy 19 this states that proposals for individual and small scale housing development in the green belt and countryside will only be supported in the following circumstances:

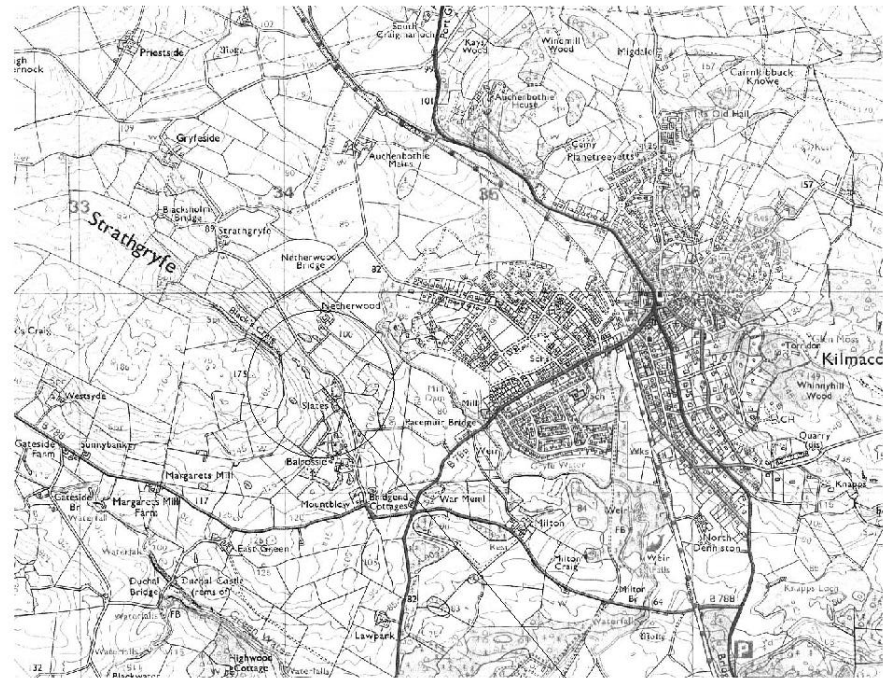
- a) Where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years.
- b) Where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde.
- c) Demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current Building Standards and where the proposed dwelling is of similar scale to the existing building.
- d) Sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building, or
- e) Conversion of redundant stone or brick built non-residential buildings where the proposals is supported by proof that the existing building is no longer needed for its original purpose and a structural survey indicating that the building can be converted in its current form with any new build element clearly ancillary to the existing building.

Given the factors clearly described and demonstrated within the applicant's support statement and in the foregoing sections of this development background statement the development is justified by the operational needs of the equestrian / agricultural business.

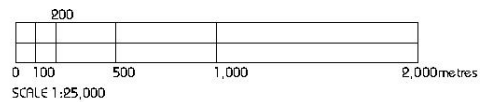
Conclusion:

It is submitted that the planning application meets with the policy requirements of the Council and a need for a dwelling has been evidenced and should therefore be approved.

Proposed Erection of Dwelling House at: Blacksholm Road, Kilmacolm. PA13 4SX Miss. M. Armour.

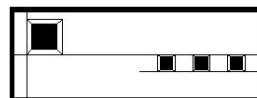


Location of proposed development.



Location Plan - € 00

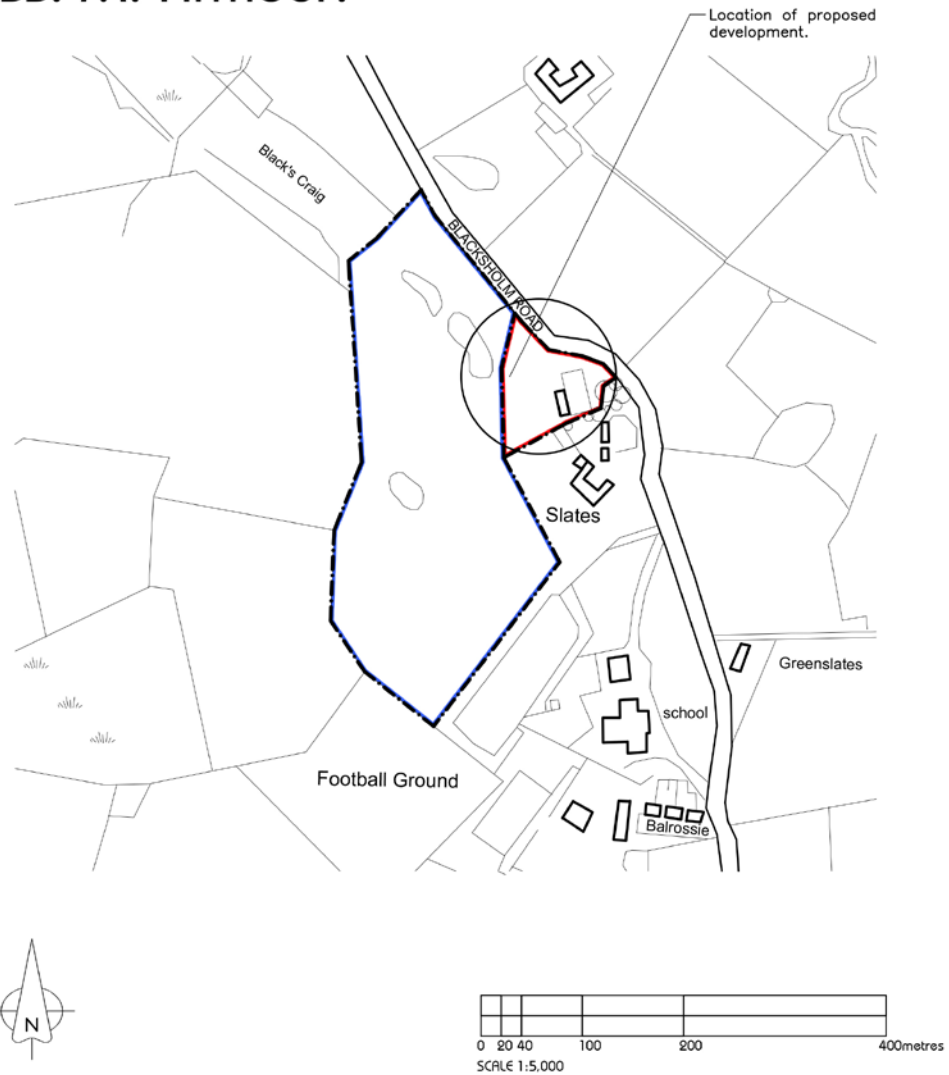
1:25,000



James Harper Architect
The Langlands, Langstilly, Kilmacolm, Perthshire, PA12 4DK.
Telephone: 01509 845007 Email: james@jsharperarchitect.co.uk

Figure 1 Location Plan

Proposed Erection of Dwelling House at: Blacksholm Road, Kilmacolm. PA13 4SX Miss. M. Armour.



Block Plan - € 01

1:5,000

	<p>James Harper Architect</p> <p>The Langleie, Langtully Road, Lochwinnoch, Renfrewshire, PA12 4DR. Telephone/Fax 01505 843007 E-mail mail@harperarchitect.co.uk</p>
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Figure 2 Block Plan

Proposed Erection of Dwelling House at:
 Blacksholm Road, Kilmacolm. PA13 4SX
 Miss. M. Armour.

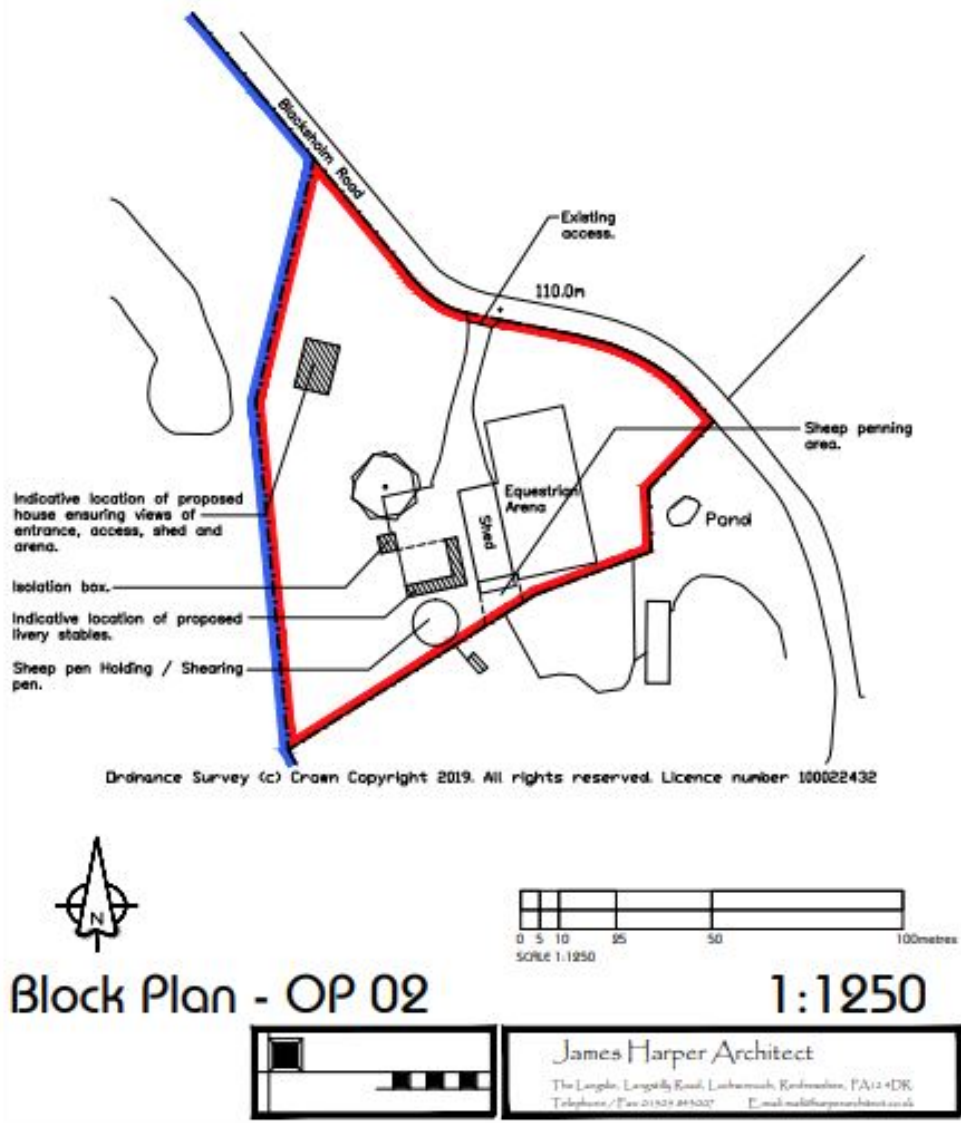


Figure 3 Site Plan

Proposed Erection of Dwelling House at:
 Blacksholm Road, Kilmacolm. PA13 4SX
 Miss. M. Armour.

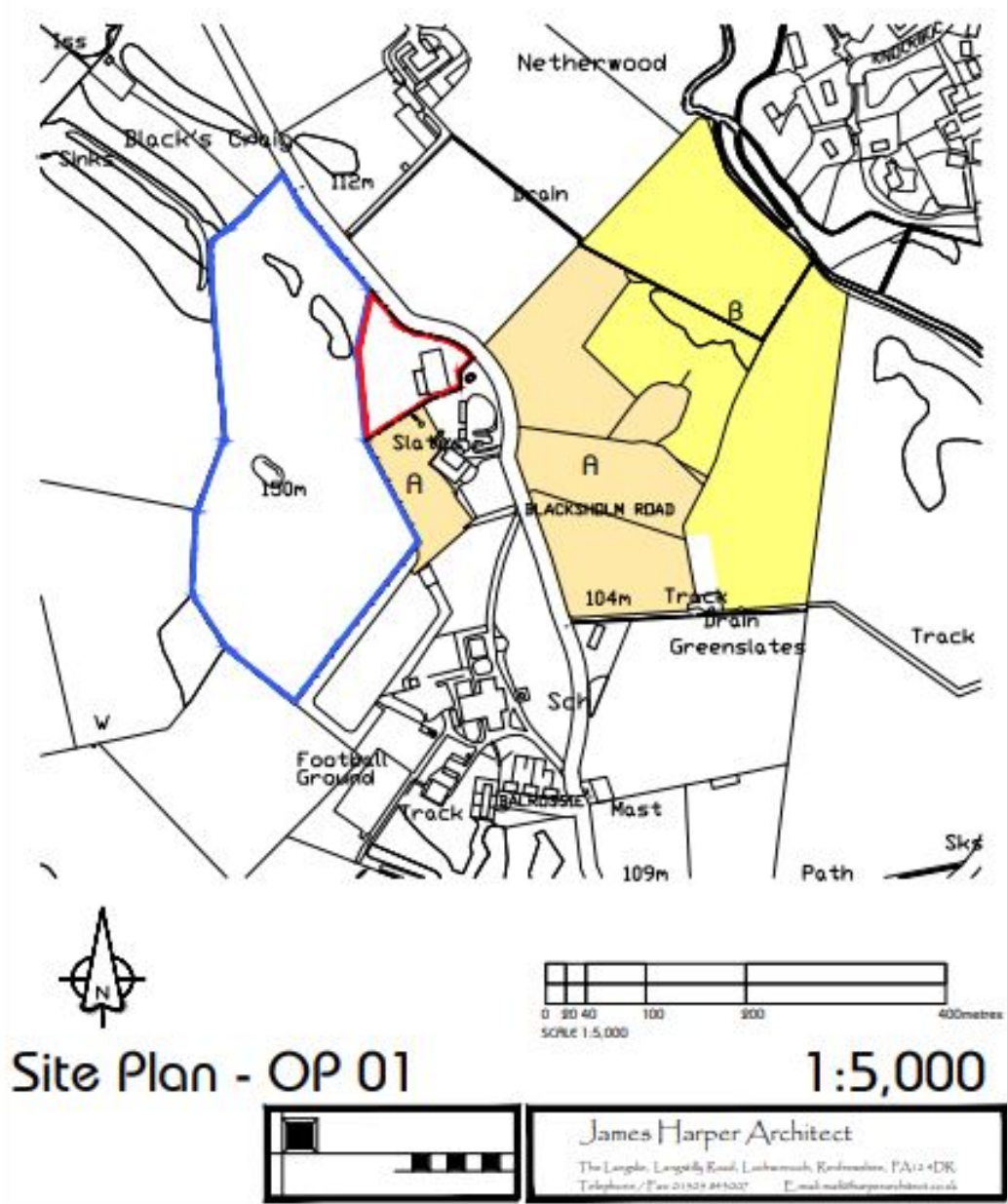


Figure 4 Future Growth Area

**4. APPOINTED OFFICER'S REPORT OF HANDLING
DATED 8 OCTOBER 2021**

REPORT OF HANDLING

Report By: Sean McDaid

Report No: 21/0251/IC

**Local Application
Development**

**Contact
Officer:** 01475 712422

Date: 8th October 2021

Subject: Erection of dwellinghouse and livery stables (planning permission in principle) at
Land at Blacksholm Road (north of Slates Farm), Kilmacolm

SITE DESCRIPTION

The site is located in the Green Belt to the west of Kilmacolm and in particular to the north of Slates Farm. The site is on the west side of Blacksholm Road, which is a minor road. The application site area is 9570sqm.

The site is on the eastern facing slope of a hill. The topography of the site is that it rises up steeply from the road before generally levelling off before rising again to the rear of the site. There are mature trees at the rear of the site and the topography continues to rise up with fields beyond. Within the southern part of the application site there is a shed and an equestrian riding area with sheep pens adjacent to these. Prior approval was granted for the shed under 13/0001/PA and planning permission granted for the equestrian area under 16/0198/IC. There is a track leading from the road up to the shed and equestrian area through a field gate.

There is a caravan positioned on the site. It had been indicated in a previous application 20/0166/IC that this was sited when the shed was under construction and before mains electricity was installed into the site to provide general welfare facilities when tending animals.

The surrounding area is undulating countryside and there are individual farms/houses located in this landscape with the built-up area of Kilmacolm to the east.

PROPOSAL

Planning permission in principle is sought for the erection of a dwellinghouse and livery stables. The drawings accompanying the application show the indicative position of the proposed house towards the west/north-west part of the site with the existing access off Blacksholm Road to be utilised. As this is an application for planning permission in principle no details of the proposed house have been given, such as the number of storeys, overall height, elevations and materials.

The indicative position of the proposed livery stables as well as an isolation box is shown adjacent and to the west of the existing shed.

Information accompanying the application indicates that the proposed house is needed in terms of allowing the development of a mixed equestrian and agricultural pedigree sheep breeding business. It has also been indicated that the house would be of benefit in terms of security and welfare of animals and the ability to offer clients and/or their horses the ability to stay on site during training.

The applicant and the applicant's parents intend to live in the proposed house whereas they currently live in Kilmacolm.

The application has been accompanied with a Planning Supporting Statement, a Rural Enterprise Dwelling Appraisal and a Business Plan.

DEVELOPMENT PLAN POLICIES

ADOPTED 2019 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 20% by the end of 2022.

Other solutions will be considered where:

- a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- b) there is likely to be an adverse impact on the historic environment

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 14 - Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.

Policy 38 - Path Network

Development that would result in the loss of a core path, right of way or other important outdoor access route will not be permitted unless acceptable alternative provision can be made.

Where applicable, development proposals will be required to provide new paths in order to encourage active travel and/or connectivity to the green network. The provision of routes along water will be an essential requirement on development sites with access to a waterfront, unless not appropriate for operational or health and safety reasons.

Planning Application Advice Note (PAAN) 8 on the “Siting and Design of New Houses in the Green Belt and Countryside” also applies.

PROPOSED 2021 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Policy 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025.

Other solutions will be considered where:

- a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- b) there is likely to be an adverse impact on the historic or natural environment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 15 - Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Policy 19 - Individual and Small Scale Housing Development in the Green Belt and Countryside

Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- a) where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;
- b) where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;
- c) demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;
- d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or
- e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.

Policy 34 – Landscape

The siting and design of development should take account of local landscape character and setting in order to conserve, enhance and /or restore landscape character and distinctiveness. Development should aim to conserve those features that contribute to local distinctiveness including:

- a) the setting of buildings and settlements within the landscape
- b) the pattern of woodlands, fields, hedgerows and trees; especially where they define/ create a positive settlement/ urban edge
- c) the character and distinct qualities of river corridors
- d) historic landscapes
- e) topographic features, including important/ prominent views, vistas and panoramas

When assessing development proposals likely to have a significant impact on the landscape, the guidance contained in the Glasgow and Clyde Valley Landscape Character Assessment will be taken into account.

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special landscape qualities as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be amended to avoid or mitigate these impacts through being informed by a landscape and visual impact assessment.

Policy 36 – Safeguarding Green Infrastructure

Proposals for new or enhanced open spaces, which are appropriate in terms of location, design and accessibility, will be supported.

Development proposals that will result in the loss of open space which is, or has the potential to be, of quality and value, will not be permitted, unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity.

Outdoor sports facilities will be safeguarded from development except where:

- a) the proposed development is ancillary to the principal use of the site as an outdoor sports facility, or involves only a minor part of the facility and would not affect its use for sport and training;
- b) the facility to be lost is to be replaced by a new or upgraded facility of comparable or better quality, which is convenient for the users of the original facility and maintains or improves overall playing capacity in the area; or
- c) a relevant strategy demonstrates a clear excess of provision to meet current and anticipated demand, and the development would not result in a reduction in the overall quality of provision.

Development that would result in the loss of a core path, right of way or other important outdoor access route will not be permitted unless acceptable alternative provision can be made.

CONSULTATIONS

Head of Service – Roads and Transportation - Advises parking should be provided in accordance with National Guidelines; each space on the driveway shall be a minimum of 3.0m by 6.0m; the driveway should be paved for a minimum distance of 2m to prevent loose driveway material being spilled onto the road and the gradient shall not exceed 10%; surface water to be contained within the site; and confirmation from Scottish Water for capacity within the network to take discharge flows.

Scottish Water - No objection and advises there is currently sufficient capacity in Greenock Water Treatment Works to service the development and notes the nearest water infrastructure is approximately 420m from the site boundary, crossing private land. Also advises there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development and private treatment options should be investigated. For reasons of sustainability and to protect their customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into their combined sewer system. If connection to the public sewer and/or water main requires to be laid through land outwith public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude. All proposed developments require to submit a Pre-Development Enquiry (PDE) Form, to be submitted directly to Scottish Water prior to any formal Technical Application being submitted to fully appraise the proposals.

PUBLICITY

The application was advertised in the Greenock Telegraph on 27th August 2021 as there are no premises on neighbouring land.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

There have been 4 representations submitted in support of the application. These representations refer to a significant reduction in equestrian facilities in recent years and that they continue to dwindle; a new equestrian facility within the area will bring choice whilst promoting natural environments and outdoor hobbies and interests; it will be beneficial to have someone in the area that could provide

equestrian facilities; the proposal is much needed within the area, provides choice and will be an asset to the area; the applicant is a local and involved in the community; would give the applicant a home and the opportunity to be close to livestock particularly when problems arise with their health; if stabling of other horses is offered then the same health and security benefits apply and other owners would reap the rewards; and provide security and welfare for the applicant's horses as well as horses owned by others.

Kilmacolm Civic Trust supports the proposal strongly as it will be a good and much needed local rural enterprise. They note that there are no indications of what the house or stables will look like. They indicate if this proposal is granted planning consent they would expect the designs of each building to be appropriate to the local rural setting, taking into account the character of the nearby houses at 'Slates', at Strathgryfe (the house built in 1814), and at Gryffeside.

ASSESSMENT

The material considerations in the determination of this application are the adopted Inverclyde Local Development Plan; the proposed Inverclyde Local Development Plan; the adopted and draft PAAN8 on the "Siting and Design of New Houses in the Green Belt and Countryside"; the planning history of the site; consultation responses; the representations and the amenity impact of the proposal.

It should be noted at the outset that planning permission was refused for planning permission in principle for the erection of dwellinghouse and livery stables (20/0166/IC) at this site on 14th October 2020 for the following reason:

The proposal is contrary to Policy 14 of the adopted Inverclyde Local Development Plan as it has not been demonstrated that a new dwelling is required at this location as a) no information on the viability of the equestrian business has been submitted; b) the operational needs of the sheep business are not at a sufficient level that require a full-time presence in the form of a dwelling at this location.

The previous refused application is the same as the current application with the exceptions that the indicative position of the isolation block was not shown on the submitted plans and the indicative livery stables were smaller.

The site is located in the Green Belt in both the adopted and proposed Inverclyde Local Development Plans (LDP) and covered by Policy 14 of the adopted LDP and Policy 15 of the proposed LDP. The Spatial Development Strategy of both LDPs directs residential development to existing built-up areas and in turn restricts development in the Green Belt and countryside to appropriate types and locations. Policies 14 and 15 outline the circumstances in which development may be acceptable in the Green Belt including demonstrating justification for the development to be at the proposed location. Policy 19 of the proposed LDP indicates the circumstances when support for individual housing proposals in the Green Belt and countryside will be given and the relevant criterion for this proposal is considered to be where the dwelling is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years.

It has to be considered whether the principle of a house at this location is acceptable when considered against Policy 14 of the adopted LDP and Policies 15 and 19 of the proposed LDP. The applicant's parents run the sheep business and this currently consists of a flock of 32 rare breed/pedigree sheep made up of 31 breeding ewes and one male (Zwartbles that originate from the Netherlands) that are kept at this location. It is indicated the flock has expanded to over 40 sheep during lambing time depending on the number of lambs born. The number of sheep therefore varies over the course of the year dependent on the number of lambs still on site.

The applicant has indicated the neighbouring farm has given the option to lease a further 21 acres within the next 3 years which is land to the south of the site and on the opposite side of Blacksholm Road with an additional 23 acres also on the opposite side of Blacksholm Road within the next 4 years. The additional land would allow the expansion of the retirement livery to 30 horses and allow

additional space to accommodate horses for sale along with supporting additional sheep. After 5 years the flock would be expanded to 60 breeding ewes.

The land was bought in 2012 and the business started with four sheep. There is 8.4 hectares of land given over to the sheep business and other Scottish breeders are supplied. It has been indicated that the applicant assists at lambing time and is attempting to build a business for supplying locally produced sustainable meat as well as working with a small weaver to produce wool rugs as a way of diversifying the business.

It has been indicated a house would allow the applicant to make a sustainable living, working from home whilst also giving the applicant's parents the ability to retire to a house where they can continue to manage and grow their flock of rare breed sheep with the support of family. One of the applicant's parents is retired and the other currently works part time. Although assisting at lambing time is important, based on the submitted information the applicant's involvement in the sheep business is limited.

Information has been requested from the applicant on the current level of activity associated with the sheep business. It has been indicated the sheep and holding are attended every day and at least twice a day. Any contact handling takes time in gathering the sheep together, sorting, penning then completing the task. Basic daily attendance includes checking they are all present, their condition, that none are caught anywhere, check gates are in the correct position, water is available and checking if anyone is in or at the field. If a sheep needs medical attention and has to be kept inside the shed becomes too hot so multiple visits are required over the day to check the sheep but also open the shed doors to allow ventilation.

Most weeks, routine tasks are performed which include worming, vaccinating, fly spray application, feet trimming, ear tagging, dagging tail areas, shearing and trimming. The sheep have very thick black fleeces that need regular attention. Attendance on site is required should a vet or shearer be there and to receive deliveries as well as carrying out maintenance to the shed and grounds (weeding, gorse cutting, grass flailing, harrowing, hedge trimming, fence repairing, water tanks and sink clearance, repairing field drains and dealing with fallen trees and branches).

It had also been indicated that the water tank and supply for the neighbouring property of Netherwood at this location and attendance is required when access is required.

It had been estimated by the applicant that 4 hours every day is spent on site for routine checks and security and then 5 hours for gathering tasks with the sheep. In addition at least 4 hours per week is spent on ground maintenance. The applicant estimated that around 37 hours per week are spent on site outwith lambing time. Some tasks can be weather dependent and can involve multiple daily trips from the house in Kilmacolm to the site such as attending sheep if they are unwell and in the shed.

The current level of activity associated with the sheep business has been confirmed by the applicant as being the same as for the previous application 20/0166/IC.

Although the applicant had given the information regarding the activity associated with the sheep business the most recent information from the Scottish Government indicates how Standard Labour Requirements (SLR) are calculated. SLR represent the notional amount of labour required by a holding to carry out all of its agricultural activity and is also used as a measure of farm size. Standard Labour Requirements are derived at an aggregate level for each agricultural activity. The total SLR for each farm is calculated by multiplying its crop areas and livestock numbers by the appropriate SLR co-efficients and then summing the results for all agricultural activity on that farm. One SLR equates to 1,900 working hours per year.

The co-efficient for ewes and rams (lowland) is 5.2 and when multiplied by the number of livestock gives 166.4 hours per year. Even if a total of 40 sheep are included in the calculation, to take account of lambing, this gives a figure of 208 hours per year. Both of these figures are well below the figure of 1,900 working hours per year for one SLR. When adding the grazing land to the calculation (8.4ha

multiplied by the co-efficient 3.1) this brings the total to 192.44 hours per year (for 32 sheep) or 234.04 hours per year (for 40 sheep). Both of these figures are again well below the figure of 1,900 working hours per year for one SLR.

It is acknowledged that the activities associated with the sheep business requires the applicant and applicant's parents to be on site at various times, however the limited size of the sheep business at this time means that the labour requirement does not justify a house at this location, irrespective of any intention to lease additional land and to expand the flock in forthcoming years.

Turning to the equestrian part of the business, the applicant is involved in equestrianism both in terms of competing and training. The applicant uses the existing equestrian area at the site for her own horses and for giving lessons. It has been indicated that the applicant's competition horse is stabled elsewhere and there are costs involved in this. Information has been requested from the applicant on the current level of activity associated with the equestrianism carried out at this location. It has been indicated that there 3 horses on the land and lessons are conducted most weekends for riders who are able to ride to the yard on their own horses. One of the horses on the land is also used to give lessons. The applicant also trains horses belonging to a neighbouring horse breeder which again can be ridden or led to the yard and taken home after.

The applicant has also indicated the level of teaching taking place was higher prior to the Covid pandemic and this involved 7 regular riders weekly who attended lessons during the weekend on their own horses and they were all local enough to travel to the site. The applicant also worked with 2 local breeders of horses and this is indicated as involving on average 2 young horses at any one time. Both breeders were close enough to collect the horses from the owners for training and to return them back. Although this added to the time involved the horses did not require to be kept overnight on the site.

The applicant has estimated around 20 hours per week training others on site, as well as travelling to ride and compete on the applicant's own horse and additional teaching off site.

The applicant has indicated that in terms of the intended expansion of the equestrian business initially a total of 20 horses could be accommodated at any one time made up of 6 in training, 10 in retirement and 4 for sale.

There is a limited level of equestrianism carried out at the site at the moment and in the recent past based on the information submitted by the applicant and the desire to expand this activity/business and have livery stables is noted.

The erection of the livery stables would be considered in general terms to be an acceptable development in the countryside being a development that requires a rural location. The indicated scale and position of the livery stables, as well as the isolation box, adjacent to the existing shed would be acceptable and would not be considered to have a significant visual impact on the surrounding area. It has to be considered whether the desire to have a house at this location associated with the equestrian activities is justified. It has been indicated the house is required for 24 hour supervision and in terms of the health and welfare of the horses.

Information has also been submitted in relation to the labour requirement for the equestrian business that is based on data researched and produced by Argo Business Consultants in the Equine Business Guide 7th edition 2019. It is indicated this is used as industry guidelines in the calculation of labour requirement and to determine the number of Standard Man Days (SMD) i.e., the number of full-time workers needed. A full-time worker is assumed to work 2,225 hours per year.

The labour requirement in the first year is indicated as 1.6 workers, based on a total of 16 horses which is made up of 6 in training and 10 in retirement livery. For the first 6 months the labour requirement is indicated as 1.2 workers if it is assumed that 50% of the number of horses i.e., 8 are at the site.

A Business Plan has been submitted that indicates the level of investment that is intended to be carried out with an initial investment of working capital will to ensure cash flow for the first 3 months to allow the business to establish and cover the set up costs. It is indicated in a rolling 12 month period these figures are expected to be met with potential to expand into the available additional land. It is also indicated that in years 2 to 5 the business has an option on the rental of an additional 44 acres from the neighbouring farm, expanded initially to an additional 21 acres in year 3, then extend into the further land. This progression would allow the business to grow steadily and accumulate funds for further investment into upgrading fencing, establishing field shelters and upgrades to any water pipes serving the fields.

The labour requirement figures for the intended equestrian business are noted however these are based on the intended expansion of the equestrian business which has not occurred yet.

It is considered that the current equestrian activities/business is not dependent on having a house on the site particularly as it has been indicated that those who received lessons prior to the Covid pandemic lived relatively local to the site to allow them to travel there and back with their own horses. This situation also applied to the local horse breeders.

It would normally be expected that a business in a rural location would be established for a number of years and it would have been demonstrated to be a viable business that in turn justifies a house on site. A period of 5 years for this is specifically referred to in Policy 19 of the proposed LDP. The application for a proposed house is premature until the business has successfully operated for a number of years.

It is evident from the information accompanying the application that the proposed house is reliant on the intended future development of the equestrian business and expansion of the flock of sheep rather than the current situation or that which applied prior to the Covid pandemic. Criterion a) of Policy 19 of the proposed LDP is of relevance as a new house in the Green Belt or countryside needs to be justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years. It is considered that both the intended expansion of the sheep and equestrian business needs to be established and operating for a number of years as well as being demonstrated as a viable business before a house is considered on this site. It is acknowledged that supervision may be required for a business of this nature in terms of animal welfare and site security however it is considered that such supervision can be provided through other means rather than a new house. The applicant has therefore not demonstrated the need for a new house at this time.

It should be noted that the site is not in a remote rural location and is only a short distance from the built-up area of Kilmacolm. Supervision and running of the business can be carried out without having to live at the site and this could be located in a building such as a site office/cabin.

Turning to other policies and advice that are relevant to this proposal, both the adopted and draft PAAN8 on the siting and design of new houses in the Green Belt and the countryside indicates that prominent positions for houses on skylines, ridgelines and hill tops are inappropriate with buildings being set into the landform and excavation or infill minimised. Both the adopted and draft PAAN8 indicate that sites adjacent to or within groups of other buildings will be favoured and tree belts/wooded areas can be used as a backdrop.

The position of the proposed house is away from the existing shed and the proposed position of the livery stables however it would have the existing mature trees and upward slope as a backdrop that would lessen the visual impact. It is considered that the proposed position of the house generally accords with both the adopted and draft PAAN8.

Both the adopted and draft PAAN8 go on to give advice on the design of housing, however as this is an application for planning permission in principle the details of the proposed house are not required and therefore the proposal is not being assessed against this part of the advice. Should planning

permission be granted the actual design of the house would be assessed in any subsequent detailed application.

Policy 6 of both the adopted and proposed Local Development Plans seeks to ensure that all new buildings are energy efficient and that at least 15% and 20% respectively of the carbon dioxide emissions standard (rising to at least 20% by the end of 2022 and 25% by the end of 2025 respectively) reduction set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. If planning permission in principle is granted the requirement for low and zero carbon generating technologies can be addressed by a planning condition and will be assessed in greater further when the details of the house are subsequently applied for. The provision of electric vehicle charging facilities, which would be one trickle charging point in this instance, can also be addressed by a planning condition if this application is approved.

Blacksholm Road is identified in both the adopted and proposed Inverclyde Local Development Plans as being part of the Core Path network. Access into the site is being taken from the existing access from Blacksholm Road and will not result in the loss of the core path. As a consequence the proposal is not considered to have significant implications for Policy 38 of the adopted LDP and Policy 36 of the proposed LDP.

The comments in support are noted however they do not outweigh the assessment of the proposal against the relevant policies of the development plan and any material planning considerations.

The comments from the Kilmacolm Civic Trust are noted. If planning permission in principle was to be approved, the details of the house and stables would be assessed further in any subsequent application for the approval of matters specific in conditions.

In conclusion, the application that has been submitted has to be determined in its entirety irrespective of whether aspects of the proposal may be acceptable in policy terms. It is therefore considered that the proposal is contrary to Policy 14 of the adopted Local Development Plan and Policies 15 and 19 of the proposed Local Development Plan as it has not been demonstrated that a new dwelling is required at this location at this time. There are no material considerations that outweigh these policies. It is therefore recommended that the application be refused.

RECOMMENDATION

That the application be refused for the following reason:

1. The proposal is contrary to Policy 14 of the adopted Inverclyde Local Development Plan and Policies 15 and 19 of the proposed Inverclyde Local Development Plan as it has not been demonstrated that a new dwelling is required at this location as the operational needs of both the sheep business and equestrian business are not at a sufficient level that require a full-time presence in the form of a dwelling at this location.

Signed:



Case Officer: Sean McDaid



Stuart Jamieson
Interim Service Director
Environment & Economic Recovery

5. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 POLICY EXTRACTS

3.0 CREATING SUCCESSFUL PLACES

Introduction

3.1 Inverclyde has many fantastic and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19th century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.

3.2 The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

Creating Successful Places

3.3 The Council is keen that all development contributes to making Inverclyde a better place to live, work, study, visit and invest. To differing degrees, all scales and types of development have the potential to make an impact on the surrounding environment and community. It is important to the Council that this impact is a positive one. To this end, the Council will have regard to the six qualities of a successful place when considering all development proposals.

Distinctive

Adaptable

Resource Efficient

Easy to Move Around

Safe and Pleasant

Welcoming

3.4 **Figure 3** illustrates the factors that contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are, the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.



Quarriers Village

POLICY 1 – CREATING SUCCESSFUL PLACES

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.



Wemyss Bay Railway Station

FIGURE 3: Factors Contributing to Successful Places



4.6 Wind turbines are a means of generating electricity from a renewable resource. The Council's Supplementary Guidance on Energy will set out a spatial framework and other criteria to guide and assess proposals for wind turbines and wind farms, as well as guidance for other renewable energy technologies.

POLICY 4 – SUPPLYING ENERGY

Proposals for infrastructure for the generation, storage or distribution of heat and electricity will be supported in principle where they contribute to a reduction in greenhouse gas production. Proposals will be assessed with regard to impact on:

- a) the green network (including landscape), and historic buildings and places;
- b) the amenity and operations of existing and adjacent uses;
- c) tourism and recreational resources;
- d) air quality;
- e) aviation and defence interests;
- f) telecommunication and broadcasting interests; and
- g) traffic and pedestrian safety

Relevant proposals are required to accord with the Council's Supplementary Guidance on Energy.



Heat Networks

4.7 Heat networks offer the opportunity for a more efficient and sustainable means of generating and delivering heat by removing the generation of heat from within individual properties to a communal facility. Heat networks, which are also referred to as district heating, are part of the step-change required towards a more sustainable future and less reliance on gas, and other carbon fuels, as a heat source.

POLICY 5 – HEAT NETWORKS

Major Development applications will be required to include an energy statement which considers the feasibility of meeting the development's heat demand through a district heating network or other low-carbon alternatives. All proposed developments located adjacent to significant heat sources or proposed/existing heat networks should be designed in such a way as to be capable of connecting to a heat network from that source and any land required for heat network infrastructure should be protected.

Low and Zero Carbon Generating Technology

4.8 The Plan is obliged by the Climate Change (Scotland) Act 2009 to include a policy requiring all new buildings to avoid greenhouse gas emissions through the installation of low and zero carbon generating technologies.

POLICY 6 – LOW AND ZERO CARBON GENERATING TECHNOLOGY

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero-carbon generating technologies. This percentage will increase to at least 20% by the end of 2022. Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic environment.

**This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.*

6.10 The Council's preferred location for new development is within the existing towns and villages, particularly where this re-uses previously developed land.

Green Belt and Countryside

6.11 The pattern of development within Inverclyde has been very much shaped by its geography, with a densely developed coastal strip giving way to a sparsely developed rural hinterland. This has been reinforced through the years by a planning strategy that has sought to contain development within the built up area and minimise development in the Green Belt and Countryside. The benefits of this strategy have been a focus on the regeneration and renewal of the urban areas, the placing of development into sustainable locations close to existing services and infrastructure, and the protection of our rural environment. This has been achieved through policies which direct development to existing towns and villages, and restrict development in the Green Belt and Countryside to appropriate types and locations. This approach is supported by national policy and Clydeplan and remains appropriate.

POLICY 14 – GREEN BELT AND COUNTRYSIDE

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.



Kilmacolm, looking south

POLICY 38 – PATH NETWORK

Development that would result in the loss of a core path, right of way or other important outdoor access route will not be permitted unless acceptable alternative provision can be made.

Where applicable, development proposals will be required to provide new paths in order to encourage active travel and/or connectivity to the green network. The provision of routes along water will be an essential requirement on development sites with access to a waterfront, unless not appropriate for operational or health and safety reasons.

Water Environment

11.27 In many ways, the geography and character of Inverclyde is defined by water. It sits proudly on the Firth of Clyde, is the source of the River Gryffe, has a countryside dotted with reservoirs, and includes the Greenock Cut, which is a 19th century example of water engineering which has Scheduled Monument status.

11.28 Whilst these waterbodies add to the attractiveness of Inverclyde, the area can also be adversely affected by water, primarily through flooding, caused by high tides on the Clyde and heavy rainfall. Climate change is predicted to increase the frequency and severity of flooding events.

11.29 It is important therefore to manage the water environment in a way which protects and enhances its function as a natural drainage system by, for example, minimising and removing hard engineering which affects the natural flow of water, and by increasing its attractiveness as a habitat and for recreation.

11.30 This Plan also seeks to be consistent with Scotland's National Marine Plan which was approved in 2015, and with the forthcoming Clyde Regional Marine Plan.

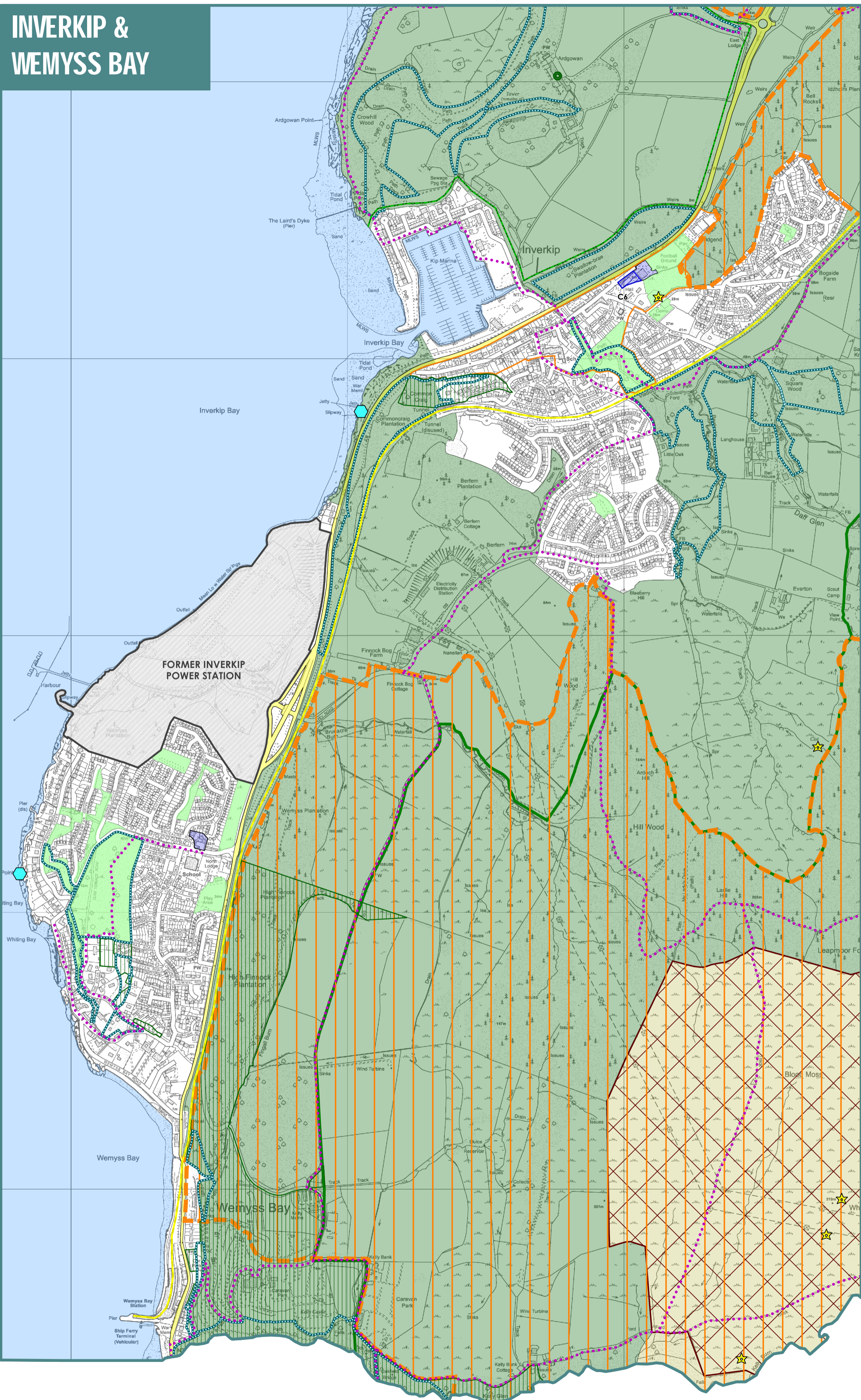
POLICY 39 – WATER ENVIRONMENT

Development proposals affecting the water environment will be required to safeguard and improve water quality and the enjoyment of the water environment by:

- a) supporting the strategies and actions of the national and regional marine plans, and supporting the objectives and actions of the River Basin Management Plan for Scotland and the Clyde Area Management Plan, where applicable;
- b) minimising adverse impacts on, or improving, water quality, flow rate, morphology, riparian habitat and groundwater dependent terrestrial ecosystems;
- c) the removal of existing culverts. This will be a requirement on development sites, unless it can be clearly demonstrated as not practical or resulting in the development not being viable;
- d) avoiding the hard engineering and culverting of waterways and the building over of existing culverts in new developments unless clearly demonstrated to be essential. Where culverts are required, they should be designed to maintain existing flow conditions and aquatic life, with long term maintenance arrangements;
- e) maintaining or improving waterside and water-based habitats; and
- f) providing appropriately sized buffer strips between development and watercourses, in line with SEPA guidance, and providing access to the water and waterside, where appropriate.

6. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 MAP EXTRACTS

INVERKIP & WEMYSS BAY



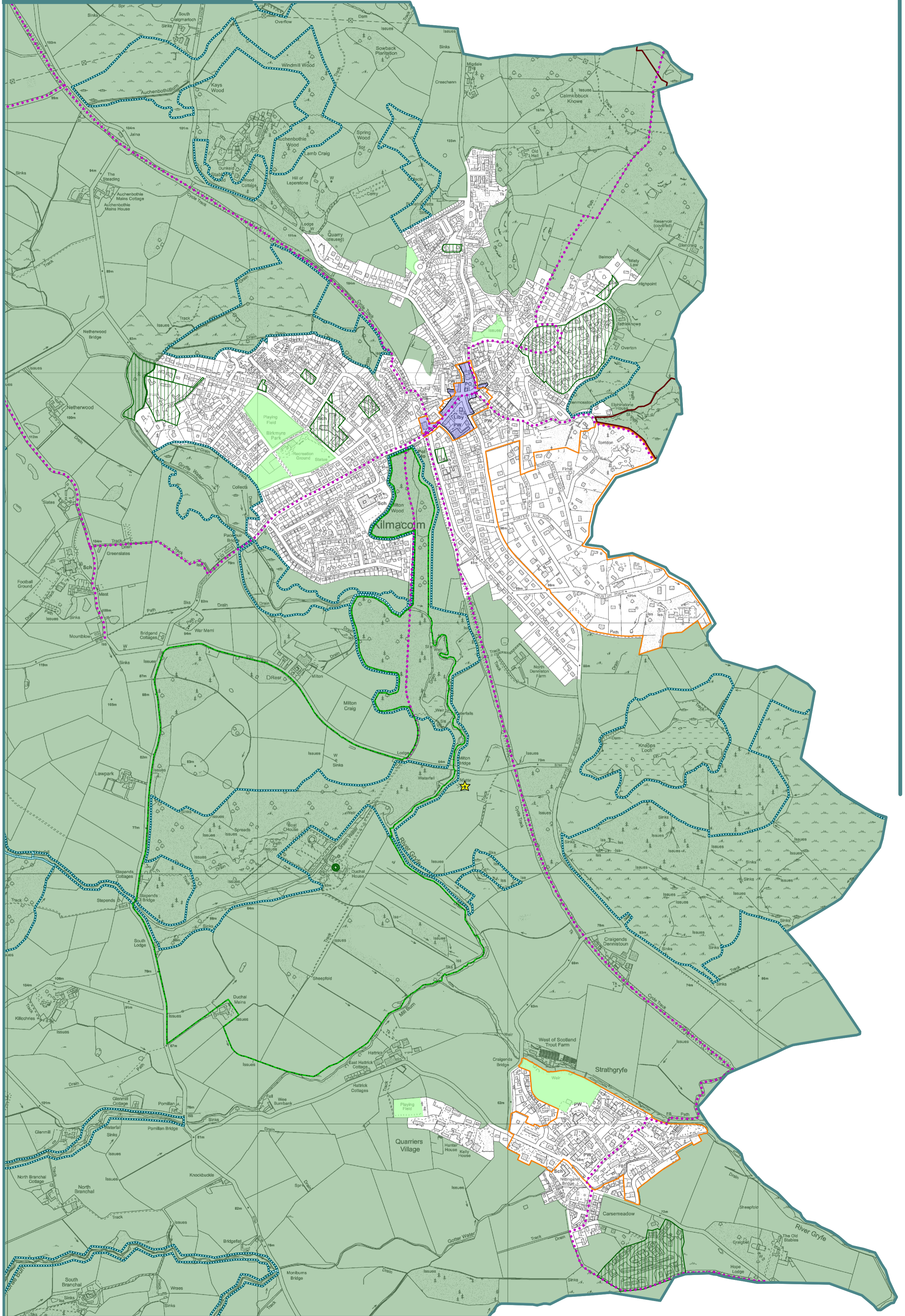
KEY

- | | | |
|---|--|------------------|
| SUSTAINABLE DEVELOPMENT STRATEGY | | |
| Priority Place | | POLICY 3 |
| CONNECTING PEOPLE AND PLACES | | |
| Trunk Road | | POLICY 11 |
| Railway | | POLICY 11 |
| SPATIAL DEVELOPMENT STRATEGY | | |
| Green Belt | | POLICIES 14 & 19 |
| Countryside | | POLICIES 14 & 19 |
| OUR TOWN AND LOCAL CENTRES | | |
| Town Centre / Local Centre | | POLICY 22 |
| Network of Centres Opportunity | | POLICY 22 |
| OUR JOBS AND BUSINESSES | | |
| Business & Industrial Area | | POLICY 25 |
| Business & Industrial Development Opportunity | | POLICY 26 |
| OUR HISTORIC BUILDINGS AND PLACES | | |
| Conservation Area | | POLICY 28 |
| Scheduled Monument | | POLICY 31 |
| Gardens & Designed Landscapes | | POLICY 32 |
| OUR NATURAL AND OPEN SPACES | | |
| Special Protection Area / Ramsar Site | | POLICY 33 |
| Site of Special Scientific Interest | | POLICY 33 |
| Local Nature Conservation Site | | POLICY 33 |
| Local Nature Conservation Site (Geological) | | POLICY 33 |
| West Renfrew Hills Local Landscape Area | | POLICY 33 |
| Tree Preservation Order | | POLICY 34 |
| Open Space | | POLICY 35 |
| Clyde Muirshiel Regional Park | | POLICY 37 |
| Core Path | | POLICY 38 |
| River Clyde / Firth of Clyde | | |

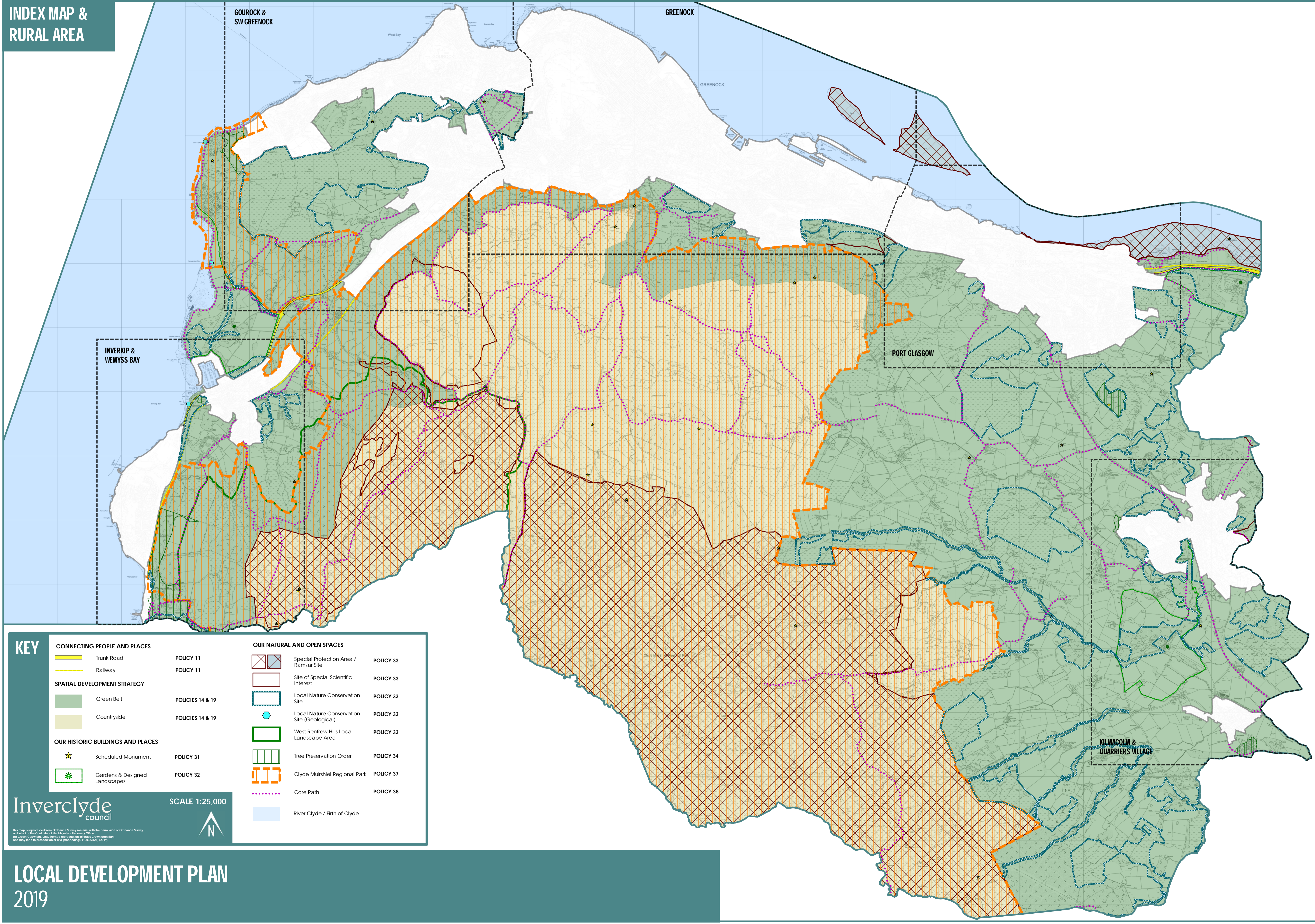
Inverclyde council SCALE 1:10,000

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KILMACOLM & QUARRIERS VILLAGE



INDEX MAP & RURAL AREA



KEY

CONNECTING PEOPLE AND PLACES	Trunk Road	Railway
SPATIAL DEVELOPMENT STRATEGY	Green Belt	Countryside
OUR HISTORIC BUILDINGS AND PLACES	Scheduled Monument	Gardens & Designed Landscapes

OUR NATURAL AND OPEN SPACES	Special Protection Area / Ramsar Site	Site of Special Scientific Interest	Local Nature Conservation Site	Local Nature Conservation Site (Geological)	West Renfrew Hills Local Landscape Area	Tree Preservation Order	Clyde Muirshiel Regional Park	Core Path	River Clyde / Firth of Clyde
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POLICY 11	POLICY 11	POLICIES 14 & 19	POLICIES 14 & 19	POLICY 31	POLICY 32	POLICY 33	POLICY 33	POLICY 33	POLICY 33	POLICY 33	POLICY 34	POLICY 37	POLICY 38
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Inverclyde council SCALE 1:25,000

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LOCAL DEVELOPMENT PLAN 2019

**7. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019
SUPPLEMENTARY GUIDANCE ON PLANNING
APPLICATION ADVICE NOTES POLICY EXTRACTS**

Planning Application Advice Note No. 8

SITING and DESIGN of HOUSES in the GREEN BELT and the COUNTRYSIDE

Inverclyde's countryside is a valuable resource. Much of it is within the Clyde Muirshiel Regional Park and, in general, development is sparse. It is important that the character of the countryside is retained and that where development occurs it merges into the landscape. Where policies permit the development of new houses, the following design principles apply.

Siting of New Housing

- Prominent positions on skylines, ridgelines and hill tops and, where in silhouette the buildings will break the landform, are inappropriate.
- Buildings should be set into the landform with excavation or infill minimised.
- Sites adjacent to or within groups of other buildings will be favoured.
- Tree belts and wooded areas can be used as a backdrop to a house to minimise the visual impact.

Design of Housing

EXTERNAL WALL FINISH

- Natural stone or wet dash render are traditional to the Inverclyde countryside and should be used.

BASECOURSES

- Where a traditional wet dash finish is used, it is expected that this will be applied down to ground level.
- Where a basecourse is used, this should be minimal and finished in a smooth cement render.

UNDERBUILDING

- Excessive underbuilding should be avoided.

WINDOWS AND DOORS

- All windows should have a vertical emphasis and be surrounded by a smooth cement margin.
- Doors should similarly be surrounded by a cement margin.

ROOF

- A minimum pitch of 35 degrees should be achieved.
- The roof should be finished in natural slate or a synthetic slate look-a-like tile which reflects the size, colour and edge detail of a natural slate.

EAVES / SKEWS

- Boxed eaves, with large fascia boards and barge boards should be avoided.

ROOFLIGHTS

- When required, they should be located at the rear roof plane, have a vertical emphasis and be flush fitted with secret guttering.

DORMERS

- The design of dormer windows should accord with the design guidance contained in **Planning Application Advice Note No. 6** on dormer windows. They should be positioned on the roof to vertically line with windows and / or doors on the facade below and be symmetrical.

PORCHES

- If required, these should be designed as an integral part of the building.
- Wall finishes, windows, roofs and eaves / skews should reflect the remainder of the building.



Converting Buildings to Residential Use

The conversion or re-use of existing buildings in the countryside for residential use will be acceptable subject to the following :

- The building should be structurally sound, must be originally constructed of brick or stone with a slate roof or similar and be largely intact and capable of conversion without substantial demolition and rebuild.
- A structural survey of the property has to be submitted to accompany any planning application.
- The original scale, character, proportion and architectural integrity of the building shall remain intact and any extension shall require, at all times, to be subsidiary to the original building.



- Where a traditional building, the detail of design shall follow the criteria specified previously under the heading "Design of Housing".

Extending Existing Residential Buildings

Residential buildings are of a variety of shapes and sizes and it is important that alterations to such buildings ensure that their original character is maintained. In this respect, any extension to an existing residential building shall require the following:

- To be subsidiary in scale and position to the original dwellinghouse
- To follow the design details specified in the "Design of Housing" in the case of traditional buildings.

8. REPRESENTATIONS IN RELATION TO PLANNING APPLICATION

Laura Graham

From: Sean McDaid
Sent: 07 September 2021 17:03
To: Sean McDaid
Subject: Application 21/0251/IC: Kilmacolm Civic Trust comment

From: Nicol Cameron [REDACTED]
Sent: 05 September 2021 16:55
To: Stuart Jamieson <Stuart.Jamieson@inverclyde.gov.uk>; dmplanning <dmplanning@inverclyde.gov.uk>
Subject: Application 21/0251/IC: Kilmacolm Civic Trust comment

From: Mr R.N Cameron (Chairman Kilmacolm Civic Trust)

To: Mr Stuart Jamieson (Head of Regeneration and Planning)

Dear Mr Jamieson,

KILMACOLM CIVIC TRUST COMMENT ON

**APPLICATION 21/0251/IC : HOUSE AND LIVERY STABLES BLOCK AT
'LAND AT BLACKSHOLM ROAD' (ADJACENT TO THE PROPERTY 'SLATES')**

The 15 x members of the Kilmacolm Civic Trust Executive Committee have considered this application very carefully.

[Comment](#)

We support the proposal strongly. It will clearly be a good and much needed local rural enterprise.

We note that there are no indications of what the house or stables will look like. If this PPIp proposal is granted planning consent we understand that a formal application will then be submitted for the design of the house and stables block. We would expect the designs of each to be appropriate to the local rural setting, taking into account the character of the nearby houses at 'Slates'; at Strathgryfe (the house built in 1814); and at Gryffeside.

Yours Sincerely,

Nicol Cameron

(Mr R.N. Cameron - Chairman Kilmacolm Civic Trust)

Comments for Planning Application 21/0251/IC

Application Summary

Application Number: 21/0251/IC

Address: Land At Blacksholm Road (north Of Slates Farm) Kilmacolm PA13 4SX

Proposal: Erection of dwellinghouse and livery stables (planning permission in principle)

Case Officer: Sean McDaid

Customer Details

Name: Miss Emma Sturtivant

Address: 33 Hillfoot Houston

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Being a member of the local equestrian community I feel there has been a significant reduction in equestrian facilities in recent years, they continue to dwindle. I feel a new equestrian facility within the area will bring choice whilst promoting natural environments and outdoor hobbies and interests. It's much needed within the area and I feel this is a wonderful idea !

Comments for Planning Application 21/0251/IC

Application Summary

Application Number: 21/0251/IC

Address: Land At Blacksholm Road (north Of Slates Farm) Kilmacolm PA13 4SX

Proposal: Erection of dwellinghouse and livery stables (planning permission in principle)

Case Officer: Sean McDaid

Customer Details

Name: Mrs Helen Cook

Address: 1 Finlaystone Crescent Kilmacolm

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application.

Morven was born in the village and is dedicated to making the village her permanent residence.

She involves herself in the community and supports others to do the same.

If she was allowed to create this base it would not only give her a home but also give her the opportunity to be close to her livestock. This is ideal especially when problems arise with the health of the animals. If stabling of other horses is offered then the same benefits apply and other owners would reap the rewards.

Comments for Planning Application 21/0251/IC

Application Summary

Application Number: 21/0251/IC

Address: Land At Blacksholm Road (north Of Slates Farm) Kilmacolm PA13 4SX

Proposal: Erection of dwellinghouse and livery stables (planning permission in principle)

Case Officer: Sean McDaid

Customer Details

Name: Ms Catherine Moody

Address: 39 Burnlea Crescent Houston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I own the field next to the proposed planning and also have horses there, I am fully supportive and understand why a dwelling house and stables would be beneficial for the applicants as I myself live in Houston but my horses are over in Kilmacolm which is a constant worry really that they are effectively left on their own when I'm not there and subject to anything untoward happening to which I would be none the wiser until I get there on my next visit. I go twice a day everyday to my horses and the applicants do the same also, I would certainly feel a bit happier knowing someone was living next door to my horses and could keep an extra eye on them!!! It can feel quite isolated there especially in the long winter months so it would be beneficial for the animals to have someone close by. People don't always appreciate how much work effort time and attention horses require, it's just as much if not more so than animals which come under the 'agricultural' umbrella. Please consider this.

Comments for Planning Application 21/0251/IC

Application Summary

Application Number: 21/0251/IC

Address: Land At Blacksholm Road (north Of Slates Farm) Kilmacolm PA13 4SX

Proposal: Erection of dwellinghouse and livery stables (planning permission in principle)

Case Officer: Sean McDaid

Customer Details

Name: Mr Andrew Barnes

Address: 33 Dougliehill Place Port Glasgow

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a horse owner from Port Glasgow I am in support of additional equestrian services in the Inverclyde area. At present there are very few services available often having to travel to Ayrshire for the use of facilities or coaching. In the last 18 months this more relevant through Covid when travel restrictions were in place so it would have been beneficial to have someone in the area that could provide this.

Miss Armour's has known my Clydesdale horse from a young age when she started her education as a ridden horse. Due to this I have used her equestrian services in the past for advice on how to improve and get the best out of her. It would be good to have someone in the area that not only myself could visit and use to improve, but recommend to other riders as well. This type of equestrian facility would be an asset to the area

**9. DECISION NOTICE DATED 22 OCTOBER 2021
ISSUED BY HEAD OF REGENERATION &
PLANNING**

DECISION NOTICE

Refusal of Planning Permission

Issued under Delegated Powers

**Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY**

Planning Ref: 21/0251/IC

Online Ref:100457711-001

***TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND)REGULATIONS 2013***

**Miss Morven Armour
8 Rannoch Road
KILMACOLM
PA13 4LT**

**Bryce Boyd Planning Solutions
Bryce Boyd
Ellersleigh
Castlehill Road
KILMACOLM
PA13 4EL**

With reference to your application dated 18th August 2021 for planning permission under the above mentioned Act and Regulation for the following development:-

Erection of dwellinghouse and livery stables (planning permission in principle) at

Land at Blacksholm Road, (north Of Slates Farm), Kilmacolm

Category of Application Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reasons for the Council's decision are:-

1. The proposal is contrary to Policy 14 of the adopted Inverclyde Local Development Plan and Policies 15 and 19 of the proposed Inverclyde Local Development Pan as it has not been demonstrated that a new dwelling is required at this location as the operational needs of both the sheep business and equestrian business are not at a sufficient level that require a full-time presence in the form of a dwelling at this location.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 22nd day of October 2021


**Mr Stuart W. Jamieson
Interim Service Director
Environment and Economic Recovery**

- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months beginning with the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.

- 2 If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

Refused Plans: Can be viewed Online at <http://planning.inverclyde.gov.uk/Online/>

Drawing No:	Version:	Dated:
E 00		
E 01		
E 02		
OP 02		

**10. NOTICE OF REVIEW FORM DATED 8 NOVEMBER
2021 WITH SUPPORTING STATEMENT FROM
BRYCE BOYD PLANNING SOLUTIONS**

Municipal Buildings Clyde Square Greenock PA15 1LY Tel: 01475 717171 Fax: 01475 712 468 Email: devcont.planning@inverclyde.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100498033-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	bryce boyd planning solutions		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	bryce	Building Name:	ellersleigh
Last Name: *	boyd	Building Number:	
Telephone Number: *	01505874489	Address 1 (Street): *	castlehill road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	kilmacolm
Fax Number:		Country: *	UK
		Postcode: *	pa13 4el
Email Address: *	bboydplanning@aol.com		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Ms"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Morven"/>	Building Number:	<input type="text" value="8"/>
Last Name: *	<input type="text" value="Armour"/>	Address 1 (Street): *	<input type="text" value="Rannoch Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Kilmacolm"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="U K"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="pa13 4LT"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

<input type="text" value="land at Blacksholm Road north of Slates Farm Kilmacolm"/>

Northing	<input type="text" value="669573"/>	Easting	<input type="text" value="234175"/>
----------	-------------------------------------	---------	-------------------------------------

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of Dwellinghouse and Livery Stables

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see attached Grounds of Appeal

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Grounds of Appeal together with Productions 1-4

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

21/0251/IC

What date was the application submitted to the planning authority? *

18/08/2021

What date was the decision issued by the planning authority? *

22/10/2021

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr bryce boyd

Declaration Date: 08/11/2021



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

GROUNDS OF APPEAL

**SUBMISSION AGAINST REFUSAL OF PLANNING PERMISSION BY
INVERCLYDE COUNCIL FOR THE ERECTION OF DWELLINGHOUSE
AND LIVERY STABLES (IN PRINCIPLE) AT LAND AT BLACKSHOLM
ROAD (NORTH OF SLATES FARM) KILMACOLM**

PLANNING REF: 21/0251/IC

1.0 INTRODUCTION

- 1.1 In August 2021 a Planning Application was submitted to Inverclyde Council for Planning Permission for the erection of a dwellinghouse and livery stables (In Principle) at land at Blacksholm Road (North of Slates Farm) Kilmacolm.
- 1.2 The Planning Application was accompanied by two Supporting Statements. The first of these, Supporting Statement 1, was a Rural Enterprise Dwelling Appraisal, prepared by a company specialising in the requirements of equestrian businesses. The second, Supporting Statement 2, provided further more general information on the history of the use of the site and the development of both the sheep and equestrian businesses.

Production 1 – Supporting Statement 1

Production 2 – Supporting Statement 2

- 1.3 A Business Plan was also submitted in support of the Planning Application, however, as it contained information of a confidential nature it was not included in the papers made available to the general public.
- 1.4 The Applicant is a highly experienced and qualified trainer and rider for both horses and riders and has been operating from the site since 2014, all as outlined in greater detail in Productions 1 and 2.
- 1.5 On 22 October 2021, Inverclyde Council issued a Decision Notice in respect of the Planning Application refusing planning permission on the following grounds:

The proposal is contrary to Policy 14 of the adopted Inverclyde Local Development Plan and Policies 15 and 19 of the proposed Inverclyde Local Development Plan as it has not been demonstrated that a new dwelling is required at this location as the operational needs of both the sheep business and equestrian business are not at a sufficient level that require a full-time presence in the form of a dwelling at this location.

Production 3 – Decision Notice

- 1.6 The Decision Notice was accompanied by the Report of Handling prepared in respect of the Planning Application which outlines the justification for the Refusal of Planning Permission.

Production 4 – Report of Handling

2.0 HISTORY

- 2.1 A previous Planning Application was submitted to the Council in 2020 by the Applicant (Ref:20/0166/IC).
- 2.2 The Application was refused Planning Permission on 14 October 2020 on the following grounds:

The proposal is contrary to Policy 14 of the adopted Inverclyde Local Plan as it has not been demonstrated that a new dwelling is required at this location as a) no information on the viability of the equestrian business has been submitted; b) the operational needs of the sheep business are not at a sufficient level that require a full-time presence in the form of a dwelling at this location.

- 2.3 Having carefully examined the reasons given for the Refusal of Planning Permission the Applicant decided to re-apply for Planning Permission providing full details of the equestrian business together with a detailed report, entitled Rural Enterprise Dwelling Appraisal, which provided full and detailed justification of the need for a dwellinghouse to support the equestrian business.
- 2.4 This new application, Ref: 21/0251/IC, is the subject of this submission to the Inverclyde Local Review Body.

3.0 THE APPEAL SITE AND PROPOSED DEVELOPMENT

- 3.1 The Application site is located adjacent to Blacksholm Road, to the west of Kilmacolm and slightly to the north of Slates Farm. The site covers an area of just under 2.5 acres, which is the proposed site of the proposed dwelling, stables and equestrian area.

- 3.2 The site lies adjacent to Slaters farm and in close proximity to Netherwood House and Netherwood Cottage. The former Balrossie School borders the land owned by the Applicant to the south.
- 3.3 The site slopes up from the adjacent road and with fields behind. There is a level area at the site where it is proposed to construct the dwelling and stable blocks. The site is served by an existing gate and track leading from Blacksholm Road.
- 3.4 An equestrian exercise area and a shed have already been built at the site, both of which have received planning approval. Additionally, a small caravan is located at the site to provide some basic facilities.

4.0 GROUNDS OF APPEAL

- 4.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 In refusing planning permission, the Interim Service Director, Environment and Economic Recovery has indicated that it has not been demonstrated that a new dwelling is required for the operational needs of both the sheep and equestrian businesses and as such the proposal is contrary to Policy 14 of the Inverclyde Local Development Plan.
- 4.3 It is submitted that the supporting information submitted with the Planning Application clearly demonstrates that the need for a dwelling is fully justified in terms of animal welfare and, as such, the proposal is in conformity with Policy 14 of the Inverclyde Local Development Plan.

5.0 ANALYSIS OF GROUNDS OF REFUSAL IN RESPECT OF THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

- 5.1 As outlined above, the Planning Officials have indicated that the reason for refusing planning permission is based solely on their view that it has not been demonstrated by the applicant that a new dwelling is required as the operational needs of the equestrian and sheep businesses are not of a sufficient level as to justify a dwelling at this location.
- 5.2 It is submitted that, in fact, the supporting information, in terms of Supporting Statements 1 and 2, more than justify the need for a dwelling to support the agricultural activities at this location.
- 5.3 It is also important to note that there have been absolutely no objections lodged to this application by any of the consultees or members of the public,

indeed four individual representations have been submitted by members of the local community in support of the proposal.

- 5.4 Kilmacolm Civic Trust has indicated its strong support for the proposal and notes that this is a good, and much needed, local rural enterprise.
- 5.5 Turning to the statements by the Planning Officials that the proposal has not been justified, Productions 1 and 2 submitted in support of the Application clearly, and unequivocally provide justification for the need for a dwelling to support the continued development of the businesses.
- 5.6 The Ground of Refusal issued by the Planning Officials indicates that the proposal is contrary to Policy 14 of the Adopted Local Development Plan and Policies 15 and 19 of the Proposed Local Development Plan.
- 5.7 Policies 14 and 15 referred to above both indicate that Development in the Green Belt will be permitted for development associated with agriculture, horticulture, woodland or forestry.
- 5.8 Clearly the proposed development is in conformity with these Policies.
- 5.9 Policy 19 of the Proposed Local Development Plan deals with Individual and Small Scale Housing Development in the Green Belt and Countryside.
- 5.10 The relevant section of the Policy relating to this Application indicates:

Proposals for individual and small scale housing development in the Green Belt and Countryside will only be supported in the following circumstances:

(a) Where the dwelling is justified by the operational needs of the farm or other viable businesses which is inherently rural in nature and has been in operation for at least 5 years.
- 5.11 Productions 1 and 2 referred to above, and submitted in support of the Application, provide detailed information on the history of agricultural activities at the site.
- 5.12 These submissions confirm that agricultural activity at the site commenced in 2014 both in terms of the sheep and equestrian operations. In 2013, Planning Permission was granted for the erection of a large agricultural shed, 80 ft. x 30 ft. and in 2017, further planning permission was obtained for the formation of an Equestrian Arena.
- 5.13 The scale of operations relating to the sheep and equestrian side of the business are clearly detailed in Productions 1 and 2 and outline the scale of operations which have been undertaken during these years, all within the restrictions of not having a 24-hour presence at the site. This restriction inhibits further, more intensive, use of the site owing to concerns relating primarily to animal welfare and security.

- 5.14 However, it is clear from the information provided in support of the Application that agricultural activity at the site has existed since 2014, some seven years, and clearly the activity is inherently rural.
- 5.15 The Grounds of Refusal indicates that the level of activity associated with the two arms of the business are not at a sufficient level to require a full time presence in the form of a dwelling.
- 5.16 Productions 1 and 2 provide a substantial amount of information explaining, both in terms of animal welfare and security, why it is necessary to have a 24-hour presence at the site to enable the agricultural activities at the site to develop and provide a service to the local community.
- 5.17 There is a suggestion in the Report of Handling, Production 4, that a full time presence is not required at the site due to the local nature of owners who currently bring their horses to the site for training. This is, in fact, a limitation of the current situation due to the site not being supervised on a 24-hour basis. Both the Business Case and Supporting Statement, Productions 1 and 2, are explicit that there is a wider market which would have their horses trained at the site if customers were offered piece of mind that their animals were supervised on a 24-hour basis.
- 5.18 The requirements for the care of horses is provided in great detail, primarily in Production 1 relating to animal welfare and security and concludes in paragraph 5.21:

For the reasons set out, it is clearly vital that the horses are 'within sight and sound' at all times. The provision of skilled supervision around the clock is essential, not only for the welfare of the horses, but to ensure the future of the business. It is imperative that horse owners have complete confidence in the supervision of their horses at all times'.

- 5.19 The figures, detailed in Production 1, relating to the labour requirements for the equestrian side of the operations alone, indicate that in the first year of the proposed increased operations, the labour need requirement will be more than a full-time worker, 1.6 workers. Indeed, even if only half the proposed operations are up and running over the first six months, the labour need generated is 1.2. See paragraphs 6.3 to 6.5 of Production 1.
- 5.20 A further complication in terms of running the business without a 24-hour presence at the site is that it is not possible to obtain comprehensive business insurance without such presence. Obviously a 24-hour presence at the site ensures that the livestock and buildings have a level of security which enables such insurance to be obtained. The recent fire at the disused Balrossie School illustrates the problems which unattended premises face in this area and can often be the target of vandals.

5.21 The issue, therefore, is clearly that it is not possible to develop the business further without a 24-hour presence at the site.

5.22 In the Assessment section of the Report of Handling, Production 4, the Planning Officials indicate:

'It is acknowledged that supervision may be required for a business of this nature in terms of animal welfare and site security however it is considered that such supervision can be provided by other means rather than a new house' 'Supervision and running of the business can be carried out without having to live at the site and this could be located in a building such as a site office/cabin.'

5.23 This statement appears to suggest that in order to satisfy the requirements of the Policy, as interpreted by the Planning Officials, it would be necessary for the Applicant to live in a cabin or small caravan for 5 years while attempting to run an equestrian business and sheep farm.

5.24 The suggestion that such an enterprise can be run from a temporary building with only minimum infrastructure available is a comment which flies in the face of the realities of operating with and caring for animals.

5.25 The cold, wet and muddy conditions in Scotland which are present over many months of the year, including spring time, are major issues when working with animals where it is a regular occurrence to come into contact with dung, urine, blood and birthing fluids. This means that it is essential that adequate facilities are available on site for washing and showering, laundry facilities, drying facilities etc. etc. to ensure the health of those working with the animals and also the animals themselves.

5.26 Considerable costs would require to be made in providing adequate infrastructure for the provision of a temporary structure at the site. This would include the provision of on-site drainage and sanitation in the form of a septic tank, together with surface water drainage, access roads, groundworks, power supply etc. All these costs of providing infrastructure would have to be made for a temporary building with no guarantee of a permanent structure eventually being granted planning permission.

5.27 It is clear, therefore, that the suggestion of some form of temporary structure is impractical both in terms of operational needs and the very high costs of servicing such a temporary building.

6.0 CONCLUSIONS

- 6.1 The proposal before the Local Review Body is for the erection of a house and stables to enable a Rural Enterprise, first established in 2014, to continue to develop and expand to provide training for horses and riders and provide a full livery service to the wider community.
- 6.2 The Appellant is a highly qualified and experienced trainer and rider who has been operating at the site since 2014.
- 6.3 Sheep rearing and equestrian activities have been taking place at this location since 2014 and, over the years, considerable investments have been made at the site in the form of a large shed and equestrian exercise area. This Application would enable this provision to be improved and developed as the business progresses.
- 6.4 The Application has been made, by a local person, on the basis of hard experience gained over seven years and is backed up by a Business Plan and Supporting Information. It is not some spurious proposal based on an idealistic notion about running a rural business in the Inverclyde area.
- 6.5 The Planning Submissions clearly demonstrate the need for a dwelling to provide the proper facilities to run an equestrian business where 24-hour supervision of the animals is essential for their welfare and security.
- 6.6 The submission demonstrates that the dwelling is justified by the operational needs of the business which is inherently rural in nature and has been in operation for more than 5 years. The proposal is therefore in conformity with the Local Development Plan.
- 6.7 Any decision to refuse Planning Permission for this proposal impedes the future development of a much valued local service and inhibits the potential for growth of an established local rural business.
- 6.8 For all of the reasons outlined above it is requested that this Appeal be upheld and planning permission granted for the Erection of Dwellinghouse and Livery Stables (Planning Permission in Principle) at Land at Blacksholm Road (North of Slates farm) Kilmacolm.

**11. SUGGESTED CONDITIONS SHOULD PLANNING
PERMISSION BE GRANTED ON REVIEW**

21/0251/IC - Review - Suggested Conditions

Should planning permission in principle be granted on review the following conditions are suggested.

1. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed site layout. The proposed layout shall be shown on a plan at a scale of 1:500 showing the position of the proposed dwellinghouse and the proposed livery stables with isolation box, means of access, parking areas and vehicular turning areas.

Thereafter the matters that are approved shall be implemented in their approved form.

2. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed floor plans and elevations of the proposed dwellinghouse and the proposed livery stables with isolation box and shall show dimensions as well as the type and colour of all external materials.

Thereafter the matters that are approved shall be implemented in their approved form.

3. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the type and colour of all hard surfacing materials to be used on hardstanding areas.

Thereafter the matters that are approved shall be implemented in their approved form.

4. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed ground levels throughout the site and proposed finished floor levels of the proposed dwellinghouse and proposed livery stables with isolation box, in relation to a fixed datum point. The application shall include existing ground levels taken from the same fixed datum point.

Thereafter the matters that are approved shall be implemented in their approved form.

5. Development shall not commence until an application for approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the details of surface water management and Sustainable Urban Drainage Systems proposals. For the avoidance of doubt the surface water management shall be contained within the site.

Thereafter the matters that are approved shall be implemented in their approved form.

6. For the avoidance of doubt the applications submitted in relation to conditions 1 and 2 above shall allow for the following:

- i) Parking should be provided in accordance with the National Guidelines:

1 parking space for a 1 bedroom house;
2 parking spaces for a 2 or 3 bedroom house;
3 parking spaces for a 4 bedroom house.

Note - for a garage to be counted as a parking space, it must be a minimum of 3.0m by 7.0m.

- ii) The minimum dimensions of the parking spaces shall be shall be 3m wide by 6m long.

- iii) The driveway shall be paved for a minimum distance of 2m to prevent loose driveway material being spilled onto the road and the gradient shall not exceed 10%.
7. For the avoidance of doubt the dwellinghouse shall be designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies (rising to at least 20% by the end of 2022). Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed low and zero carbon generating technologies to be installed in the dwellinghouse. Thereafter the matters that are approved shall be implemented in their approved form before the occupation of the dwellinghouse.
 8. For the avoidance of doubt the dwellinghouse shall have an Electric Vehicle Charging Point. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed Electric Vehicle Charging Point. Thereafter the matters that are approved shall be implemented in their approved form before the occupation of the dwellinghouse.

Reasons:

1. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
2. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
3. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
4. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
5. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
6. To ensure that the required level of parking is provided in the site is acceptable.
7. To comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009.
8. In the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy.

LOCAL REVIEW BODY

2 FEBRUARY 2022

PLANNING APPLICATION FOR REVIEW

**MRS PATRICIA CRIGHTON
PROPOSED NEW DETACHED DWELLINGHOUSE (IN PRINCIPLE)
VALLEY VIEW FARM, DOUGLIEHILL ROAD, PORT GLASGOW (21/0211/IC)**

Contents

- 1. Planning Application dated 12 July 2021 together with Location Plan and Proposed Indicative Layout**
- 2. Planning Application Design Statement**
- 3. Appointed Officer's Report of Handling dated 6 September 2021**
- 4. Inverclyde Local Development Plan 2019 Policy Extracts**

To view the Inverclyde Local Development Plan see:

<https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp>

- 5. Inverclyde Local Development Plan 2019 Map Extracts**
- 6. Inverclyde Local Development Plan 2019 Supplementary Guidance on Planning Application Advice Notes Policy Extracts**
- 7. Scottish Planning Policy Extract**
- 8. Representation in relation to Planning Application**
- 9. Decision Notice dated 4 October 2021 issued by Head of Regeneration & Planning**
- 10. Notice of Review Form dated 12 November 2021 with Supporting Statement from Nicholson McShane Architects**
- 11. Suggested Conditions and Advisory Notes should Planning Permission be Granted on Review**

Note: Inverclyde Proposed Local Development Plan 2021 has been attached to the rear of the agenda papers as supplementary content.

**1. PLANNING APPLICATION DATED 12 JULY 2021
TOGETHER WITH LOCATION PLAN AND
PROPOSED INDICATIVE LAYOUT**

Municipal Buildings Clyde Square Greenock PA15 1LY Tel: 01475 717171 Fax: 01475 712 468 Email: devcont.planning@inverclyde.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100445263-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed new detached dwellinghouse (in principle)

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Nicholson McShane Architects		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Douglas	Building Name:	Custom House
Last Name: *	Nicholson	Building Number:	1-01
Telephone Number: *	01475 325025	Address 1 (Street): *	Custom House Place
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Greenock
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	PA15 1EQ
Email Address: *	consents@nicholsonmcshane.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	Valley View Farm
First Name: *	Patricia	Building Number:	<input type="text"/>
Last Name: *	Crighton	Address 1 (Street): *	Dougliehill Road
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Port Glasgow
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	PA14 5XF
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

Inverclyde Council

Full postal address of the site (including postcode where available):

Address 1:

VALLEY VIEW FARM

Address 2:

DOUGLIEHILL ROAD

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

PORT GLASGOW

Post Code:

PA14 5XF

Please identify/describe the location of the site or sites

Northing

673864

Easting

231725

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

6347.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Curtilage of detached dwellinghouse

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Do your proposals make provision for sustainable drainage of surface water?? * Yes No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? * Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? * Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 * Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * Yes No

Is any of the land part of an agricultural holding? * Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Douglas Nicholson

On behalf of: Mrs Patricia Crighton

Date: 12/07/2021

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Visualisations

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement. *

Yes N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Douglas Nicholson

Declaration Date: 12/07/2021

Payment Details

Cheque: Nicholson McShane Architects, 0000

Created: 12/07/2021 17:34



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CLIENT
Mr and Mrs Crighton

PROJECT TITLE
Proposed new dwellinghouse

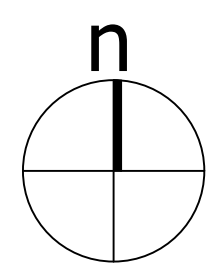
PROJECT ADDRESS
Valley View Farm, Dougliehill Road, Port Glasgow

DRAWING TITLE
Location Plan

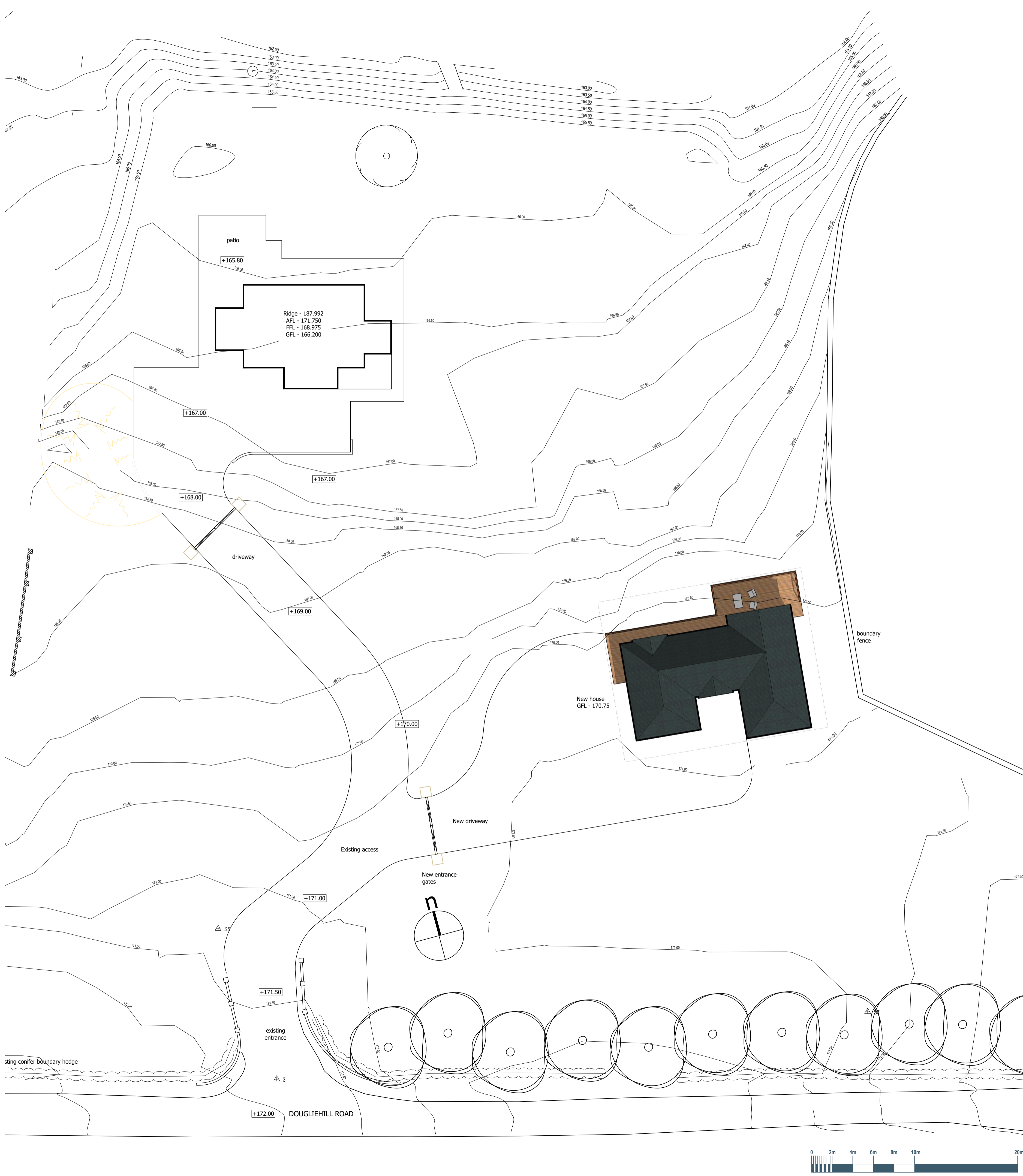
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PLANNING	A3

DRAWING NUMBER	REVISION
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CLIENT
 Mr and Mrs Crighton

PROJECT TITLE
 Proposed new build dwellinghouse

PROJECT ADDRESS
 Valley View Farm, Dougliehill Road, Port Glasgow

DRAWING TITLE
 Proposed indicative layout and visuals

DRAWING STATUS
 PLANNING

PAPER SIZE
 A1

DRAWING NUMBER
 21036_D.001

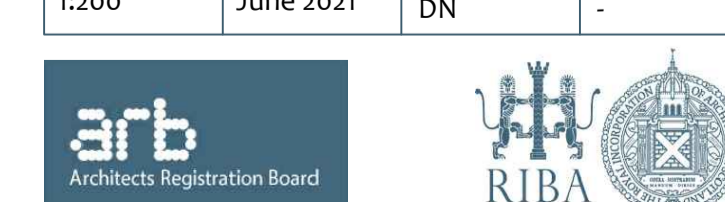
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2. PLANNING APPLICATION DESIGN STATEMENT

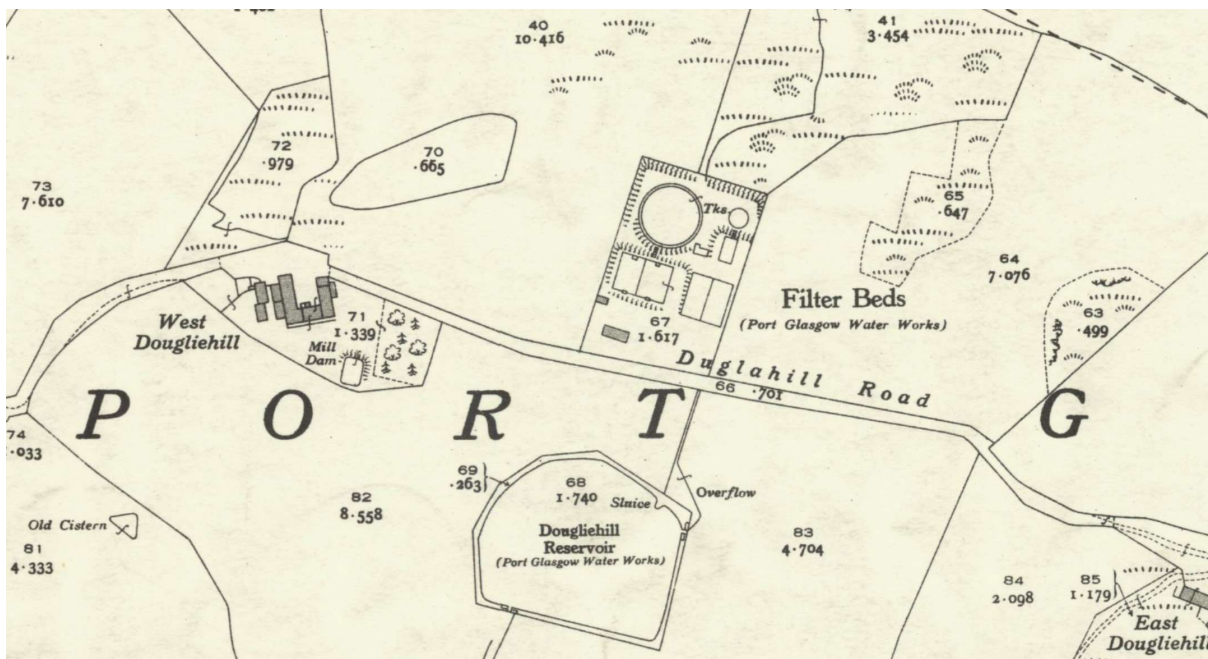
**Proposed New Dwellinghouse adjacent to Valley View Farm, Dougliehill Road, Port Glasgow,
PA14 5XF**

Planning Application Design Statement

Introduction and Description

The applicants wish to construct a new single storey dwelling on their ground at Valley View Farm, Dougliehill Road, Port Glasgow.

Historically, the site formed part of a water treatment works associated with the nearby Dougliehill Reservoir. The 1896 Ordnance Survey plan records part of the site being occupied by filter beds, with a much larger installation including a water storage tank occupying the site. The site is essentially brownfield.



1912 Ordnance Survey plan

More recently, the ground had an agricultural use and housed 1200 hens for egg production. This use ceased in 2012 and the ground has been unused since this date.

The application site is bounded to the south by Dougliehill Road, a single track farm road which has in recent years been resurfaced and upgraded with passing places and with additional drainage to prevent flooding. To the east lies ground housing a large water storage tank, i.e. still

associated with the original water storage and treatment function of the area. To the north lies open moorland with a public footpath running from Dougliehill to Birkmyre and to the west a dwellinghouse and dog kennel business which formed part of the original water works.

Planning History and Designation

Planning Permission (IC/03/446) was obtained in 2003 for the change of use of the ground from a water treatment works to a free range egg production facility with an associated new dwellinghouse. This consent was subsequently amended in 2008 (IC/07/272); this consent altered the siting and design of the proposed dwellinghouse.

The above consents were granted on the basis of a Section 75 agreement between the applicants and the local authority tying the dwellinghouse to the free range egg production use. This occupancy restriction was later discharged (11/0001/MP granted at appeal) as the free range egg production became unviable.

The site is located within the green belt as designated in the 2019 adopted Inverclyde Local Development Plan.



Aerial view during house construction

Proposal

The applicants' needs have changed since the construction of their original dwellinghouse and they require a smaller single storey dwelling for ease of access. They are very keen to remain on the site as they are settled in this location and we consider that a new single detached dwelling could easily be accommodated on the site without a loss of public amenity or a significant negative effect on the green belt.



Planning Matters

LDP and Clydeplan

The applicant notes the recent Court of Session challenge to Inverclyde Local Development Plan and the fact that the local authority has no up-to-date adopted local plan policies for housing. Clydeplan's Strategic Development Plan confirms that, where a shortfall in the 5 year supply of housing land exists, the local authority shall “take steps to remedy any shortfalls in the five-year supply of effective housing land through the granting of planning permission for developments, on greenfield or brownfield sites...” Consent for this proposal will make a minor contribution to the supply of land for housing in Inverclyde, and can be delivered within a 3 year period.

Green Belt

Although the site is located within the designated green belt, it occupies the urban fringe and should be considered **exceptional in character** for several reasons as outlined below:

- The application site is brownfield and has been continually developed for industrial and latterly residential use since the late 1800s. The use of part of the site for an additional dwellinghouse will therefore result in no loss to the landscape character of the green belt.
- The application site has no public utility value and has been continuously inaccessible to members of the public for over 100 years. Views into the site are restricted and the proposed dwellinghouse will be minimally visible from the road.
- The application site is surrounded by private ground. It is sandwiched between the former filter station house to the west and a working part of the water treatment plant to the east. Thus the location is unusual in green belt terms for its high level of development. This again will mitigate the visual effects of the new dwellinghouse.
- Planning consent has recently been granted for the conversion of the former farmhouse at West Dougliehill Farm, and this development will effectively create a small “hamlet” of four existing dwellings on Dougliehill Road.

In addition, the applicants note that there has been a recent decision granting consent for the erection of a residential development on ground west of Quarry Drive, Kilmacolm and that this

ground is designated green belt. The precedent of the loss of green belt ground for housing appears to have been accepted as a consequence of this decision.



View west along Dougliehill Road

Application in Principle

Our application is for an “in principle” consent in exceptional circumstances, with further details of the proposed dwellinghouse to be agreed at a further date. Nonetheless, an indicative proposal is included for information purposes.

When assessed against the factors contributing to successful places (Policy 1), it is intended that the development will contribute:

- A **Distinctive**, high quality detached dwelling with very little visibility from the public realm.
- An **Adaptable** building, with high levels of accessibility and interior flexibility to respond to the needs of the applicants and new living and working patterns.
- A **Resource Efficient** building with high levels of insulation and use of renewables (in line with the requirements of Policy 6) and built using a high proportion of sustainable materials.
- A dwelling that is **Easy to Move Around**, and is connected to local transport networks by a recently upgraded public road.
- A **Safe and Pleasant** house fully in keeping with its immediate and wider neighbours and avoiding conflict or nuisance to neighbours.

- A **Welcoming** house with a sense of arrival.

Response to PAAN8

The proposed siting and design of the new house will take account of the requirements of Planning Application Advice Note 8 (Siting and Design of Houses in the Countryside).

With regard to siting, the following will be achieved:

- The dwelling will be located in a position that takes full advantage of the spectacular views from the site whilst not being visible from lower Port Glasgow due to the nature of the slope of the site.
- The new dwelling will help tidy an area of ground which is visually unattractive and which still bears the remnants of the original utilities infrastructure use of the site. The new dwellinghouse will be visually shielded from Dougliehill Road by a row of trees ensuring privacy and the visual amenity of the public.

With regard to design, the building will accommodate the following:

- The new dwellinghouse will use finishes appropriate to the area including wet dash render, and natural slate.
- Windows and doors will be vertically proportioned.
- The roof will have a minimum pitch of 35 degrees.



Proposed aerial view (for information purposes)

**Access**

Access to the new dwelling will be formed wholly within the ground owned by the applicant, i.e. no new vehicular access will be required from the public road.

Flooding

A flood risk assessment was prepared at the time of the construction of the original dwelling.

Landscaping

It is intended that the site will be landscaped with native species.

Nicholson McShane Architects

June 2021

(first revision July 2021)

**3. APPOINTED OFFICER'S REPORT OF HANDLING
DATED 6 SEPTEMBER 2021**

REPORT OF HANDLING

Report By: David Ashman

Report No:

21/0211/IC

**Local Application
Development**

**Contact
Officer:** 01475 712416

Date:

6th September 2021

Subject: Proposed new detached dwellinghouse (in principle) at
Valley View Farm, Dougliehill Road, Port Glasgow

SITE DESCRIPTION

The application site extends to approximately 0.63 hectare and comprises ground which is associated with an existing residential property to the north-west, known as Valley View Farm. The application site, together with the adjacent Valley View Farm dwelling, was formerly part of the site of the Dougliehill Water Treatment Works. The site slopes downwards gently in a northerly direction. The curtilage is of variable appearance and evidentially seems to have been used for different purposes over time.

What is clearly delineated is the applicant's current vehicular access from Dougliehill Road, located within the western part of the application site boundary. It consists of a mix of red stone chips, loose gravel and sealed tarmac for the section nearest to the road, with block paving leading down to Valley View Farm. West of this the ground is unmaintained with high growing weeds and grasses. The ground conditions are similar within the eastern part of the site. There is evidence that at least part of this consists of colonised areas of hardstanding and at the time of site visit there were scattered vehicles, pallets, containers and other plant within this part of the site. An area of ground to the east of Valley View Farm shows some signs of maintenance and includes a limited number of outbuildings including a small chicken coup and a greenhouse.

The site boundary treatment is variable. The northern boundary and parts of the western boundary are not defined. Those parts of the western boundary that are defined consist of a partially dilapidated 1.8 metres high close boarded wooden fence and a slightly higher white painted section of brick wall. The southern boundary, fronting Dougliehill Road, consists of a mix of a breeze block wall of variable height, up to approximately 1.8 metres and metal palisade railings also approximately 1.8 metres high, both with much higher conifers to the rear. The eastern boundary largely consists of an approximately 2.4 metres high metal palisade fence.

The application site sits in a reasonably isolated rural location in the countryside to the south of Port Glasgow although there are a small number of other dwellings in the vicinity. The Valley View Farm dwelling, which sits to the north-west, was granted planning permission in December 2004 (together with a free range egg production facility and a temporary static home) and was restricted by a legal agreement tying occupation of the dwelling to an egg production facility. This permission was amended by a subsequent application in February 2008. By 2011 the egg production facility had become unviable and the legal obligation was discharged on appeal. This dwelling is two storeys high and is finished in black slates and white wet dash render with brown uPVC windows. A second dwelling with a brown concrete tile roof and white wet dash walls is located further along

the western boundary. This property has a number of outbuildings associated with it, some of which are used as kennels. To the east of the site are the grounds of a former water treatment works. Ground to the north is undisturbed scrub which steeply falls away northwards whilst to the south beyond Dougliehill Road lies grazing land which also contains the former Dougliehill Reservoir.

PROPOSAL

Planning permission is sought, in principle, for the construction of a new detached single storey dwellinghouse. Indicative drawings submitted by the applicant show that it is intended this will be constructed in the eastern part of the application site, close to the eastern boundary fence and approximately 36 metres to the south-east of the Valley View Farm dwelling. This places it between the Valley View Farm dwelling and Dougliehill Road, albeit at an offset angle. The drawings also show what appears to be a mainly white render wall finish and dark grey slates or tiles. No floor plans have been provided.

The application is supported by a design statement which sets out justification for the dwelling. It is indicated that the applicant's needs have changed since Valley View Farm was constructed and a single storey dwelling is required for ease of access. It is considered that the dwelling could be constructed without loss of public amenity of significant effect on the Green Belt. An identified shortfall in the housing land supply is referenced which the house would help address. The applicant considers that the site should be regarded as exception as:

- It is brownfield and has been in continuous use since the late 1800s.
- It has no public utility value and views into the site are restricted.
- Existing built form in the vicinity makes this an unusual Green Belt location.
- The recent planning permission for a building conversion at West Dougliehill Farm will result in the proposal leading to a small hamlet of dwellings on Dougliehill Road.
- The approval of residential development on ground west of Quarry Drive in Kilmacolm sets a precedent for the loss of Green Belt ground.

The statement also goes on to carry out a policy analysis. The applicant rests on drainage information provided in connection with a much earlier application.

DEVELOPMENT PLAN POLICIES

ADOPTED 2019 INVERCLYDE LOCAL DEVELOPMENT PLAN

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 20% by the end of 2022.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and

(b) there is likely to be an adverse impact on the historic environment

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 8 - Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a be at significant risk of flooding; (i.e. within the 1 in 200 year design envelope);
- b increase the level of flood risk elsewhere; and
- c reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.

Policy 9 - Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

Policy 10 - Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- b include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Policy 11 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 14 - Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.

Policy 16 - Contaminated Land

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.

Planning Application Advice Note (PAAN) 2 on "Single Plot Residential Development", **Planning Application Advice Note (PAAN) 3** on "Private and Public Open Space Provision in New Residential Development" and **Planning Application Advice Note (PAAN) 8** on "Siting and Design of New Houses in the Countryside" apply.

PROPOSED 2021 INVERCLYDE LOCAL DEVELOPMENT PLAN

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Policy 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic or natural environment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 9 - Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- o be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);
- o increase the level of flood risk elsewhere; and
- o reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood risk management schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.

Policy 10 - Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.

Policy 11 - Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- o provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, including links to the wider walking, cycling network and public transport network; and
- o include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters

Policy 12 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network.

Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards.

Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 15 - Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Policy 17 - Brownfield Development

The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.

Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that are acceptable to the Council and ensure that the site can be made suitable for the proposed use.

Policy 18 - Land for Housing

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure in New Development.

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and the following criteria:

- a) a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- b) there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;
- c) that the proposal is for sustainable development; and
- d) evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

Policy 19 - Individual and Small Scale Housing Development in the Green Belt and Countryside

Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- a) where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;
- b) where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;

- c) demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;
- d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or
- e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.

Policy 34 - Landscape

The siting and design of development should take account of local landscape character and setting in order to conserve, enhance and /or restore landscape character and distinctiveness. Development should aim to conserve those features that contribute to local distinctiveness including:

- a) the setting of buildings and settlements within the landscape
- b) the pattern of woodlands, fields, hedgerows and trees; especially where they define/ create a positive settlement/ urban edge
- c) the character and distinct qualities of river corridors
- d) historic landscapes
- e) topographic features, including important/ prominent views, vistas and panoramas

When assessing development proposals likely to have a significant impact on the landscape, the guidance contained in the Glasgow and Clyde Valley Landscape Character Assessment will be taken into account.

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special landscape qualities as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be amended to avoid or mitigate these impacts through being informed by a landscape and visual impact assessment.

Draft Planning Application Advice Note (PAAN) 2 on "Single Plot Residential Development", **Draft Planning Application Advice Note (PAAN) 3** on "Private and Public Open Space Provision in New Residential Development" and **Draft Planning Application Advice Note (PAAN) 8** on "Siting and Design of New Houses in the Countryside" apply.

CONSULTATIONS

Head of Service - Roads and Transportation – There are no objections subject to the following matters being addressed:

1. Parking provision should be provided in accordance with the national guidelines which are dependent on the number of bedrooms within the dwelling.
2. Each space on the driveway shall be a minimum of 3.0m by 5.5m.
3. The driveway access should be paved for a minimum distance of 2m to prevent loose driveway material being spilled onto the road. The driveway gradient shall not exceed 10%.
4. Although an existing access, the driveway should be constructed to ensure it joins Dougliehill Road at 90 degree.
5. The applicant should demonstrate they can achieve a visibility of 2.0m x 75.0m x 1.05m.
6. All surface water should be managed within the site to prevent flooding to surrounding properties and the public road network.
7. Confirmation of Scottish Water acceptance to the proposed development should be submitted for approval.

Head of Public Protection and Covid Recovery - There are no objections subject to the following matters being addressed:

1. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt; this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation.
2. That the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.
3. That before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness.
4. That the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.
5. The applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the residential accommodation shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place.
6. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".

It is noted that as the applicant owns the adjoining property and intends to move into the new one they will be aware of the dog boarding business next door to the development. It is also

recommended that an advisory note be applied to a permission drawing the attention of the applicant to the Construction (Design & Management) Regulations 2015 (CDM 2015).

Scottish Water – No objection but early contact is advised over proximity of infrastructure. Capacity issues are also highlighted.

PUBLICITY

The application was advertised in the Greenock Telegraph on 30th July 2021 as there are no premises on neighbouring land.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

One objection was received. It is pointed out that the site is within the Green Belt and concern is expressed that the proposal would be detrimental to the objector's business. Other points mainly relate to previous planning permissions in the vicinity and are being addressed separately.

ASSESSMENT

The material considerations in determination of this application are Scottish Planning Policy, the adopted and proposed Inverclyde Local Development Plans (LDP), adopted and draft Planning Application Advice Notes (PAAN) 2 on "Single Plot Residential Development", adopted and draft Planning Application Advice Notes (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development" and Planning Application Advice Note (PAAN) 8 on "Siting and Design of New Houses in the Countryside", the consultation replies, the objection, the applicant's supporting information and the planning history of the site.

The SPP introduces a presumption in favour of sustainable development and indicates that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place but not to allow development at any cost. Planning policies and decisions should support sustainable development. Paragraph 29 of the SPP sets out 13 policy principles in this regard. Both Strategic and Local Development Plan policies are required to follow national policy.

The application site is located within the Green Belt, as defined by the adopted LDP. This invokes initial consideration of the Glasgow and the Clyde Valley Strategic Development Planning Authority Clydeplan. It is the case, however, that the construction of one house does not constitute a strategic scale of development under Schedule 14 of Clydeplan and therefore consideration of the proposal, in development plan terms, falls to the adopted LDP.

As noted, the application site is within the Green Belt and Policy 14 of the adopted LDP, which addresses development in the Green Belt, is relevant. This policy indicates that development will only be permitted if it is appropriately designed, located and landscaped and is associated with five specified criteria. These are that it is associated with a) agriculture, horticulture, woodland or forestry; b) a tourism or recreational use that requires a countryside location; c) infrastructure with a specific locational need; d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form. Policy 15 of the proposed LDP is similarly worded. The proposal does not meet any of these criteria.

Furthermore, Policy 19 of the proposed LDP reinforces Policy 15 with regard to individual and small scale housing in the Green Belt. This policy sets out additional nuanced and supportive criteria in respect of small scale development, specifically a) where the dwelling is justified by the needs of an operational farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years; b) where the dwelling is an ancillary part of a development that would bring significant economic benefits to Inverclyde; c) demolition and replacement of a habitable dwelling which cannot be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling; d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building. A proposal could be supported if any of these criteria apply but, again, none of them are applicable.

With regard to Policy 18 of the proposed LDP, whilst the applicant does make reference to the site being brownfield, criterion (a) of the policy is quite specific in that it identifies a strong preference for appropriate brownfield sites within the identified settlement boundaries. The proposal therefore cannot be supported solely on the grounds that although it is a brownfield site it is not within one of the settlement boundaries recognised by the LDPs.

The remaining policies of both the adopted and proposed LDPs relate to matters that would be more appropriately addressed under a detailed application and assessment of the proposal against these policies is to an extent academic given that the proposal is not acceptable in principle with regard to the key Green Belt policies. In summary and for completeness however, Policy 1 of both LDPs requires all development to have regard to the six qualities of successful places but with reference to relevant PAANs. The relevant factors in this instance are being “Distinctive”, in reflecting local architecture and urban form (expanded to respecting landscape setting and character and urban form, and reflecting local vernacular/architecture and materials in the proposed LDP), all within the context of the design guidance in the adopted and draft PAANs; “Resource Efficient” in making use of previously developed land (but in the above policy context) and incorporating low and zero carbon energy-generating equipment; being “Easy to Move Around” with regard to good path links to the wider network, public transport nodes and neighbouring developments; and being “safe and Pleasant” in avoiding conflict with adjacent uses by adverse impacts that may be created, most notably by noise, invasion of privacy or overshadowing, and minimizing the impact of traffic and parking on the streetscene.

In this regard, it is possible that a dwelling may be appropriately designed in accordance with the Planning Application Advice Note Supplementary Guidance. With respect to the PAAN2s, this would be the plot size, proportion of built ground to garden ground, the distance of the building to garden boundaries (these criteria also applying to the PAAN3s) and use of facing materials could all reflect the locality. Window positions could be established which would not cause any privacy conflicts, and adequate parking provision could be made. The proposed dwelling position may not reflect the established front building line but the existing high front boundary treatment ameliorates the potential wider visual impact. The PAANs’ guidance on low and zero carbon energy-generating equipment being incorporated into the design and being secured by condition (also addressing Policy 6 in both LDPs), the avoidance of conflict through noise, invasion of privacy or overshadowing by design and positioning, and parking being accommodated within the site could all be addressed in a detailed application. The site does, however, have no dedicated pedestrian connectivity to paths in the wider network, public transport nodes and neighbouring developments. The proposal therefore does not satisfactorily address the connectivity requirements of adopted LDP Policy 10 or the equivalent Policy 11 of the proposed LDP. Conversely the requirements of Policy 11 of the adopted LDP and Policy 12 of the proposed LDP in respect of parking provision would probably be met given the size of the site.

Policy 8 of the adopted LDP and Policy 9 of the proposed LDP require that proposals be demonstrated to not be at risk of flooding; increase the level of flood risk elsewhere, or to reduce the water conveyancing and storage capacity of a functional flood plain. Policy 9 of the adopted LDP and Policy 10 of the proposed LDP require that where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system or where such a connection is not feasible, a temporary wastewater drainage system can be supported if i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contribution, and ii) the design of, and maintenance arrangements for the temporary system meets the requirements of SEPA, Scottish Water and Inverclyde Council as appropriate. It is also the case that private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively. Dougliehill Reservoir remains nearby and map based information suggests a watercourse may be culverted through the site. It would therefore be appropriate that consideration would require to be given to any implications of new building works on drainage in this instance. The applicant, however, has indicated that the proposal will not require a new or altered water supply or drainage arrangements and gives no information on flooding issues, only stating that a flood risk assessment was prepared at the time of the construction of the Valley View Farm dwelling. In light of the fact that the applicant rests on drainage information submitted with a much earlier application, it is not possible to conclude that the proposal addresses the requirements of Policies 8 of the adopted LDP and 9 of the proposed LDP as a different type of construction would be taking place on a different part of the original development site. Policies 9 of the adopted LDP and 10 of the proposed LDP may be addressed through liaison with the appropriate water infrastructure utilities.

Finally, assessment of the landscape impact of the proposal under Policy 34 of the proposed LDP would be more appropriately carried out under a detailed application rather than a planning permission in principle application. The previously noted high boundary treatment along the front of the property would help reduce landscape impact.

Overall, therefore and based on the information provided by the applicant I conclude that the proposal is contrary to the adopted and proposed LDPs. It remains to be considered if there are any other material considerations which suggest that planning permission should be granted.

With regard to the SPP and in light of the assessment against the adopted and proposed LDPs, it is concluded that the proposed development is not in a sustainable location. This conclusion is reached on the basis of non-compliance with several of the criteria, specifically that it would not support town centre and regeneration priorities; would not support the delivery of accessible housing; would not support climate change mitigation and adaption including taking account of flood risk; and does not have regard for sustainable land use. All of the points raised in the consultation replies which have not been incorporated into the above assessment already could be addressed by conditions or advisory notes on a grant of planning permission.

With regard to the objection, the concern which is directly relevant to the application relates to potential adverse impact on the existing business, most likely related to noise from an established use. Having considered the situation, it is the case that the objector's business is long established in the area and should positive consideration have been given to the proposal it is possible that the applicant would have been required to be put in place some measures which would help address the objector's concerns.

With regard to the points in support of the application which were raised by the applicant, whilst it is noted that the site has previously been developed and is therefore an unusual Green Belt location, this is only one factor to be taken into consideration. As noted above, the location of the site is unsustainable for further residential development. Whether or not the site has public utility value is not a relevant material consideration. The earlier planning permission for a building conversion at West Dougliehill Farm was in accord with planning policy on conversion of existing buildings. Whether or not it will result in the proposal leading to a small hamlet of dwellings on Dougliehill Road is not of relevance and not a point of justification for a new build dwelling. The reference to

the approval of residential development on ground west of Quarry Drive in Kilmacolm setting a precedent for the loss of Green Belt ground is irrelevant as this was a planned release of land being ratified through the development plan process for the proposed LDP and was required to meet specific circumstances in reflect of housing land supply. It therefore does not set a precedent. There are no other material considerations which are applicable to this proposal.

In conclusion, Section 25 of The Town and Country Planning (Scotland) Act 1997 (as amended) requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. It is concluded that the proposal is a departure from both the adopted and proposed Inverclyde Local Development Plans, is contrary to the SPP with regard to sustainable development principles, and that there are no other material considerations which suggest that planning permission should be granted. Planning permission should therefore be refused.

RECOMMENDATION

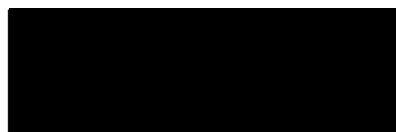
That the application be refused for the following reasons:

1. That as the proposal is for a detached dwellinghouse within the Green Belt which has not been justified under Policy 14 of the adopted 2019 Inverclyde Local Development Plan or Policies 15 and 19 of the proposed 2021 Inverclyde Local Development Plan, it is contrary to both the adopted 2019 Inverclyde Local Development Plan and proposed 2021 Inverclyde Local Development Plan respectively.
2. That as the proposal is for a detached dwellinghouse in a rural location with no safe and convenient links to the wider walking network it is unlikely to promote sustainable and active travel and is therefore contrary to Policy 10 of the adopted 2019 Inverclyde Local Development Plan and Policy 11 of the proposed 2021 Inverclyde Local Development Plan.
3. That as the applicant has not demonstrated that the proposal will not be at significant risk of flooding or increase the level of flood risk elsewhere it has not been justified under Policy 8 of the adopted 2019 Inverclyde Local Development Plan or Policy 9 of the proposed 2021 Inverclyde Local Development Plan.
4. That as the application site is not a brownfield site within an identified settlement boundary it cannot be justified against Policy 18 of the proposed 2021 Inverclyde Local Development Plan.
5. That as the proposal does not accord with the sustainable principles of Scottish Planning Policy (2014), specifically in that it would not support town centre and regeneration priorities; would not support the delivery of accessible housing; would not support climate change mitigation and adaption including taking account of flood risk; and does not have regard for sustainable land use, it does not therefore constitute sustainable development and is contrary to the Scottish Planning Policy.

Signed:



Case Officer: David Ashman



Mr Stuart W Jamieson
Interim Service Director
Environment and Economic Recovery

4. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 POLICY EXTRACTS

3.0 CREATING SUCCESSFUL PLACES

Introduction

3.1 Inverclyde has many fantastic and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19th century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.

3.2 The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

Creating Successful Places

3.3 The Council is keen that all development contributes to making Inverclyde a better place to live, work, study, visit and invest. To differing degrees, all scales and types of development have the potential to make an impact on the surrounding environment and community. It is important to the Council that this impact is a positive one. To this end, the Council will have regard to the six qualities of a successful place when considering all development proposals.

Distinctive

Adaptable

Resource Efficient

Easy to Move Around

Safe and Pleasant

Welcoming

3.4 **Figure 3** illustrates the factors that contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are, the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.



Quarriers Village

POLICY 1 – CREATING SUCCESSFUL PLACES

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.



Wemyss Bay Railway Station

FIGURE 3: Factors Contributing to Successful Places



4.6 Wind turbines are a means of generating electricity from a renewable resource. The Council's Supplementary Guidance on Energy will set out a spatial framework and other criteria to guide and assess proposals for wind turbines and wind farms, as well as guidance for other renewable energy technologies.

POLICY 4 – SUPPLYING ENERGY

Proposals for infrastructure for the generation, storage or distribution of heat and electricity will be supported in principle where they contribute to a reduction in greenhouse gas production. Proposals will be assessed with regard to impact on:

- a) the green network (including landscape), and historic buildings and places;
- b) the amenity and operations of existing and adjacent uses;
- c) tourism and recreational resources;
- d) air quality;
- e) aviation and defence interests;
- f) telecommunication and broadcasting interests; and
- g) traffic and pedestrian safety

Relevant proposals are required to accord with the Council's Supplementary Guidance on Energy.



Heat Networks

4.7 Heat networks offer the opportunity for a more efficient and sustainable means of generating and delivering heat by removing the generation of heat from within individual properties to a communal facility. Heat networks, which are also referred to as district heating, are part of the step-change required towards a more sustainable future and less reliance on gas, and other carbon fuels, as a heat source.

POLICY 5 – HEAT NETWORKS

Major Development applications will be required to include an energy statement which considers the feasibility of meeting the development's heat demand through a district heating network or other low-carbon alternatives. All proposed developments located adjacent to significant heat sources or proposed/existing heat networks should be designed in such a way as to be capable of connecting to a heat network from that source and any land required for heat network infrastructure should be protected.

Low and Zero Carbon Generating Technology

4.8 The Plan is obliged by the Climate Change (Scotland) Act 2009 to include a policy requiring all new buildings to avoid greenhouse gas emissions through the installation of low and zero carbon generating technologies.

POLICY 6 – LOW AND ZERO CARBON GENERATING TECHNOLOGY

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero-carbon generating technologies. This percentage will increase to at least 20% by the end of 2022. Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic environment.

**This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.*

POLICY 8 – MANAGING FLOOD RISK

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);
- b) increase the level of flood risk elsewhere; and
- c) reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.



Surface and Waste Water Drainage

4.16 Surface water is a significant cause of flooding in Inverclyde, and can also impact on water quality by carrying pollutants into local burns and rivers. To address these issues, many new developments now require to include Sustainable Drainage Systems (SuDS). These systems can also provide an opportunity for

enhancing local biodiversity by creating ponds and wetlands, which slow water flow and filter out pollutants. It is also important that waste water (effluent) from new development is appropriately drained and treated in order to protect public health, amenity and environmental resources. In the majority of cases new development will be required to connect to the public sewer.

4.17 The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Drainage Impact Assessments will be required and the issues they require to cover.

POLICY 9 – SURFACE AND WASTE WATER DRAINAGE

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

5.0 CONNECTING PEOPLE AND PLACES

Introduction

5.1 Inverclyde has excellent transport connections; the A8 and A78 trunk roads run through the area and it has two train lines with fourteen stations, all of which connect Inverclyde with the rest of the Glasgow city-region and beyond. A number of bus companies also operate across Inverclyde, while four ferry services provide connections to various locations in Argyll and Bute. Inverclyde is also connected by a comprehensive core path network and National Cycle Network routes NCN75 and NCN753, which provide active travel connections to Renfrewshire, Glasgow and Ayrshire.

5.2 Transport is critical to the prosperity and sustainability of our communities. Economic activity and growth relies on a transport network that enables people and goods to move efficiently around Inverclyde, Scotland and to international markets. At the same time, the need to tackle climate change by cutting transport emissions requires an approach which reduces the need to travel by car and prioritises sustainable travel modes.

5.3 Planning can improve connectivity and promote sustainable travel by locating new development near active travel and public transport networks, thereby giving people the choice of walking, cycling or using public transport. It is also important to identify where additional transport infrastructure is needed to support new development and ensure that developers contribute toward its provision. Supporting new transport technologies, including the provision of charging points for electric vehicles, will also help reduce carbon emissions.

5.4 Good digital connectivity allows businesses to reach their markets, and people to keep in touch and work flexibly, wherever they are.

Promoting Sustainable and Active Travel

5.5 The Council aims to ensure that new housing, business and industry, retail, and other commercial and community development is easily accessible, in line with the sustainable travel hierarchy: walking, cycling, public transport and cars. It will seek to achieve this by requiring all such development, proportionate to their scale and proposed use, to make the site accessible by walking and cycling, both internally and, where practicable, through links to the external path and footway network. For larger developments, where sufficient passenger numbers might be

generated, the road network will be required to be accessible by public transport, although it is recognised that the provision of services will be a commercial decision for operators. The installation of electric vehicle charging points will be encouraged in new build development, and required in larger developments.

5.6 At the Main Issues Report stage, suggestions of improvements to transport infrastructure were received including the need for additional car parking in Kilmacolm village centre, the identification of gaps in the cycle/path network, and the need for an alternative route through Inverclyde for when there is reduced capacity on the A8 trunk road. Future developments of the transport network are to be investigated and included if required in the Local Transport Strategy and Active Travel Strategy. These strategies will identify improvements to the transport network in order to make it more efficient and promote sustainable travel. Included projects will be supported in principle, subject to consideration and mitigation of the impact of the schemes on the development opportunities and places protected by this Plan.

POLICY 10 – PROMOTING SUSTAINABLE AND ACTIVE TRAVEL

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Managing the Impact of Development on the Transport Network

5.7 Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. In order to identify any potential capacity issues on the strategic road network (i.e. A8 & A78), the Council consulted Transport Scotland on the development opportunities identified in the Plan. The Council subsequently completed a high level impact appraisal of several large scale development proposals along the A78 in consultation with Transport Scotland, which concluded there will not be a significant cumulative impact on the trunk road network as a result of the Plan's proposals. Mitigation measures may still be required, including for the rail network, as a result of individual developments coming forward and these can be determined through the Transport Assessment process.

5.8 To ensure that the road network continues to operate efficiently, the Council has standards in place for road development and parking, which new development is expected to comply with. This may require additional improvements to the transport network outwith the actual development site. Where this is the case, developers will be required to meet these costs.

POLICY 11 – MANAGING IMPACT OF DEVELOPMENT ON THE TRANSPORT NETWORK

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Air Quality

5.9 As at 2018, Inverclyde does not have any Air Quality Management Areas or an air pollution reduction strategy. It does have busy transport corridors that can occasionally be congested where air quality is monitored. Some developments can directly affect air quality or change travel patterns in such a way that air quality is affected. In these instances the Council will expect an Air Quality Assessment to be undertaken and mitigation measures to be implemented.

POLICY 12 – AIR QUALITY

Development that could have a detrimental impact on air quality, or would introduce a sensitive receptor to an area with poor air quality, will be required to be accompanied by an Air Quality Assessment, which identifies the likely impacts and sets out how these will be mitigated to an acceptable level.

Communications Infrastructure

5.10 Inverclyde has good digital connectivity, with 4G mobile and superfast broadband coverage available across the majority of the area. This is of benefit to the economy and social networks and contributes towards it being an attractive place to live and invest.

POLICY 13 – COMMUNICATIONS INFRASTRUCTURE

The Council will support new digital communication infrastructure where it is sited to avoid adverse impact on: the streetscape; the amenity and operations of existing and adjacent uses; our natural and open spaces; and historic buildings and places.



Western Ferry, Gourock

6.10 The Council's preferred location for new development is within the existing towns and villages, particularly where this re-uses previously developed land.

Green Belt and Countryside

6.11 The pattern of development within Inverclyde has been very much shaped by its geography, with a densely developed coastal strip giving way to a sparsely developed rural hinterland. This has been reinforced through the years by a planning strategy that has sought to contain development within the built up area and minimise development in the Green Belt and Countryside. The benefits of this strategy have been a focus on the regeneration and renewal of the urban areas, the placing of development into sustainable locations close to existing services and infrastructure, and the protection of our rural environment. This has been achieved through policies which direct development to existing towns and villages, and restrict development in the Green Belt and Countryside to appropriate types and locations. This approach is supported by national policy and Clydeplan and remains appropriate.

POLICY 14 – GREEN BELT AND COUNTRYSIDE

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.



Kilmacolm, looking south

Soils

6.12 Inverclyde has a rich variety of soil types, ranging from prime/good quality agricultural land around Quarriers Village and Inverkip to carbon rich peatland on Duchal Moor. Soil is recognised as an important natural resource, with agricultural land important for food production and the rural economy. It also supports and influences a range of habitats, stores carbon, and helps prevent and reduce flooding by storing water.

POLICY 15 – SOILS

Development on prime agricultural land or affecting carbon rich soils will only be supported if:

- a) it is on land allocated for development in this Local Development Plan or meets a need identified in the Strategic Development Plan;
- b) there is a specific locational need for the development;
- c) it is for small scale development directly linked to a rural business; or
- d) it is for renewable energy generation or mineral extraction, and the proposals include provision for the site to be returned to its former status.

For carbon rich soils, it will also need to be demonstrated that adverse impacts on the soil resource during the construction and operational phases of a development will be minimised and the development will not result in a net increase in CO2 emissions over its lifetime.

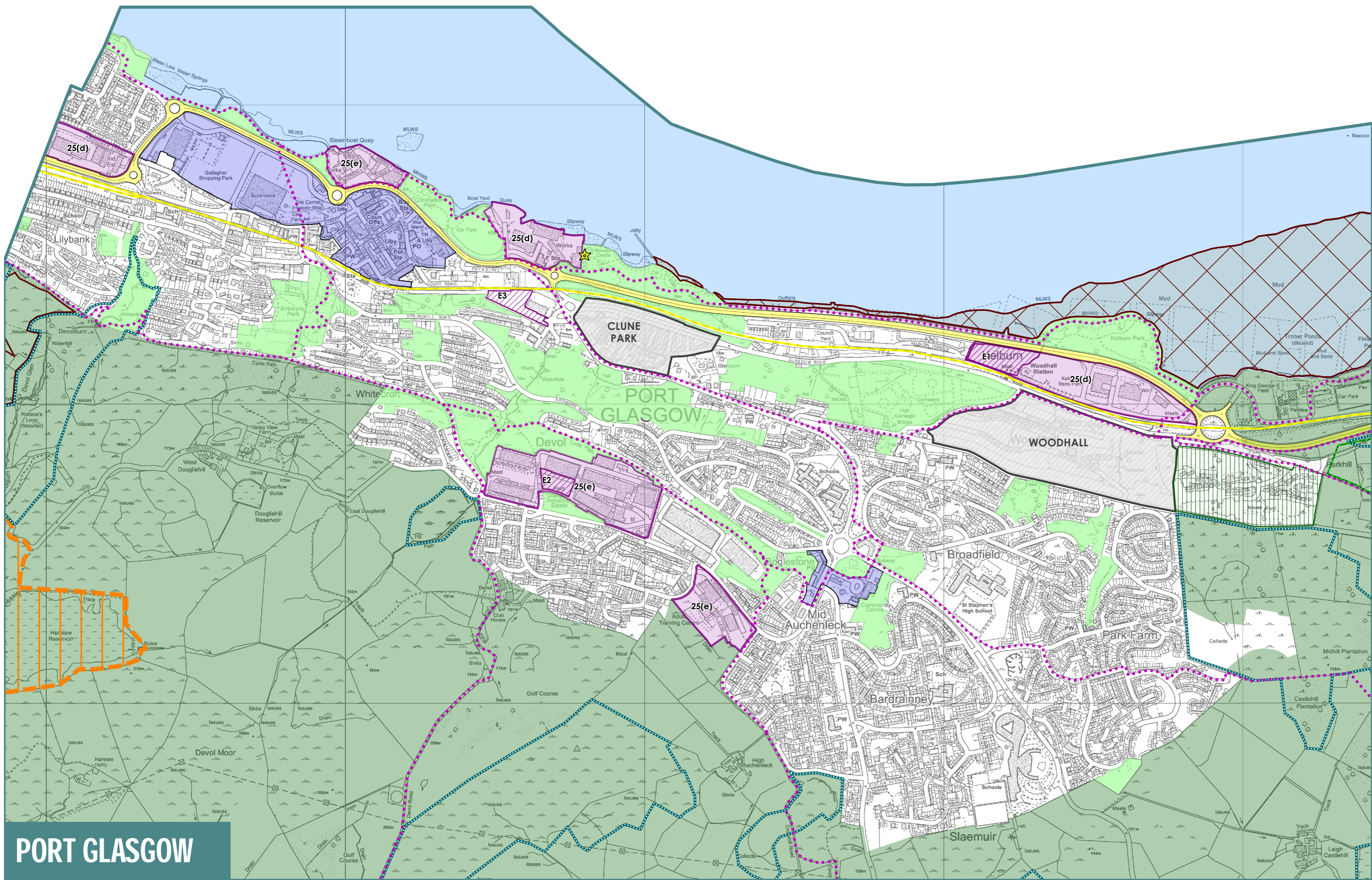
Contaminated Land

6.13 Inverclyde has a proud tradition of industrial activity, stretching from its heavy industrial past of shipbuilding to the more recent manufacturing of electronic equipment and components. Many of these industries developed at a time when environmental standards were not as stringent as they are now, and this has resulted in a number of sites across Inverclyde that are potentially contaminated. When a new use is proposed for a site it is essential that any contamination is treated to ensure that the new use can operate safely. Guidance on site investigations and remediation measures is contained in the Scottish Government's Planning Advice Note 33 'Development of Contaminated Land'.

POLICY 16 – CONTAMINATED LAND

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.

5. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 MAP EXTRACTS

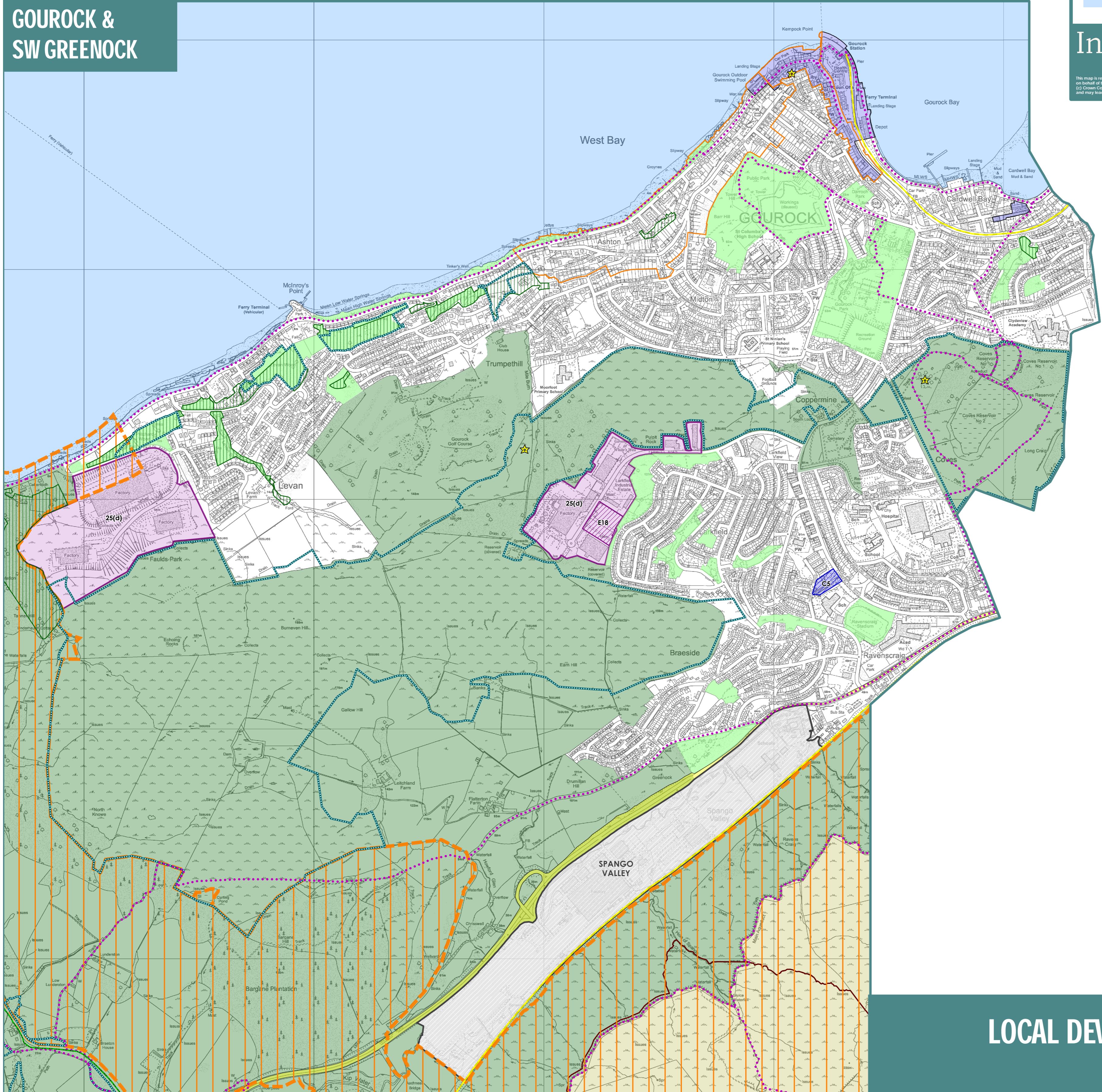


PORT GLASGOW

KEY

SUSTAINABLE DEVELOPMENT STRATEGY		
	Priority Place	POLICY 3
CONNECTING PEOPLE AND PLACES		
	Trunk Road	POLICY 11
	Railway	POLICY 11
SPATIAL DEVELOPMENT STRATEGY		
	Green Belt	POLICIES 14 & 19
	Countryside	POLICIES 14 & 19
OUR TOWN AND LOCAL CENTRES		
	Town Centre / Local Centre	POLICY 22
	Network of Centres Opportunity	POLICY 22
OUR JOBS AND BUSINESSES		
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OUR HISTORIC BUILDINGS AND PLACES		
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	Special Protection Area / Ramsar Site	POLICY 33
	Site of Special Scientific Interest	POLICY 33
	Local Nature Conservation Site	POLICY 33
	Tree Preservation Order	POLICY 34
	Open Space	POLICY 35
	Clyde Muirshiel Regional Park	POLICY 37
	Core Path	POLICY 38
	River Clyde / Firth of Clyde	

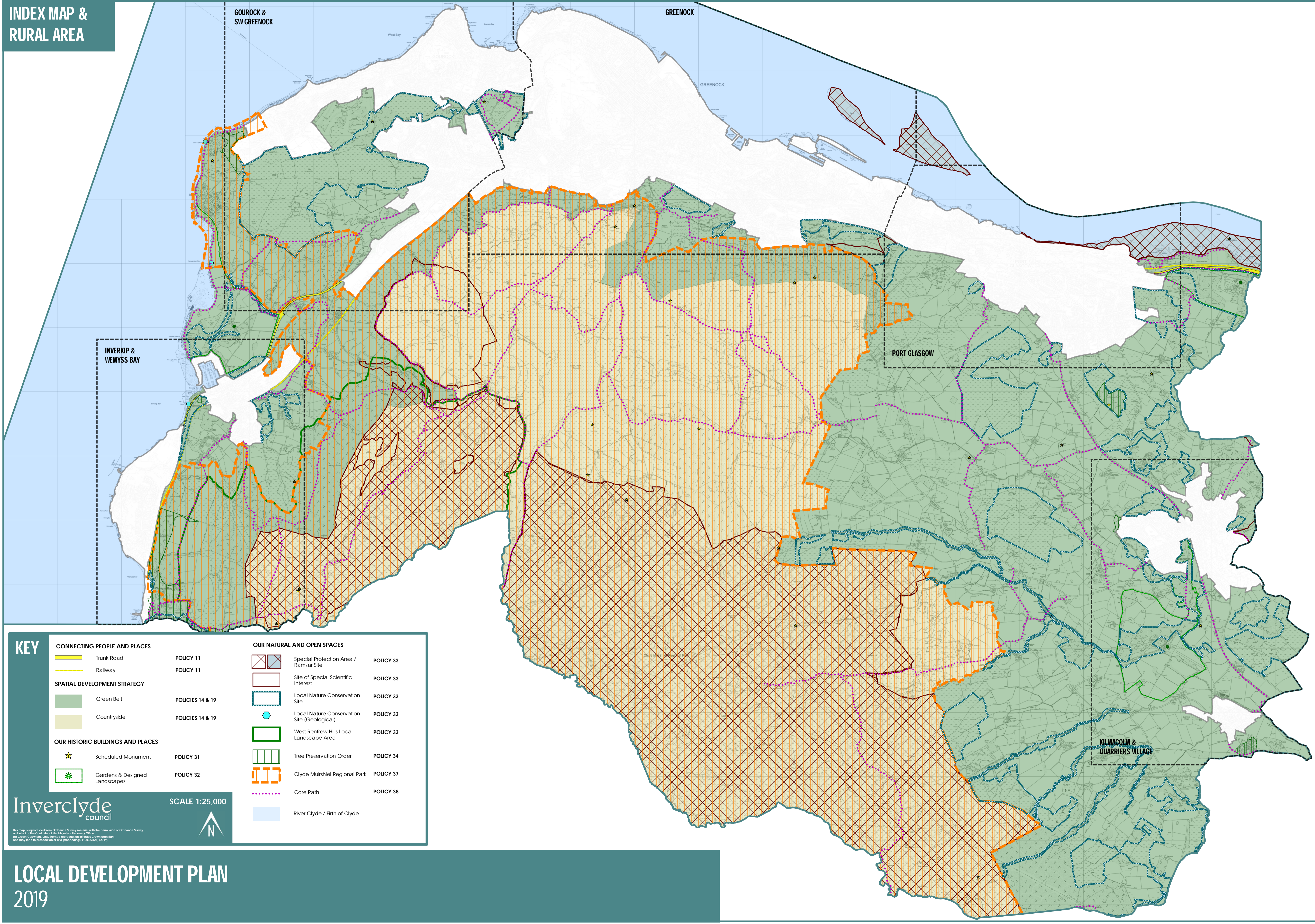
GOUROCK & SW GREENOCK



Inverclyde council SCALE 1:10,000

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INDEX MAP & RURAL AREA



KEY

CONNECTING PEOPLE AND PLACES	Trunk Road	Railway
SPATIAL DEVELOPMENT STRATEGY	Green Belt	Countryside
OUR HISTORIC BUILDINGS AND PLACES	Scheduled Monument	Gardens & Designed Landscapes
OUR NATURAL AND OPEN SPACES	Special Protection Area / Ramsar Site	Site of Special Scientific Interest
POLICY 11	Local Nature Conservation Site	POLICY 33
POLICY 11	Local Nature Conservation Site (Geological)	POLICY 33
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POLICIES 14 & 19	Tree Preservation Order	POLICY 33
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POLICY 32	Core Path	POLICY 37
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Inverclyde council SCALE 1:25,000

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LOCAL DEVELOPMENT PLAN 2019

**6. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019
SUPPLEMENTARY GUIDANCE ON PLANNING
APPLICATION ADVICE NOTES POLICY EXTRACTS**

Planning Application Advice Note No. 2

SINGLE PLOT RESIDENTIAL DEVELOPMENT

There is a constant demand to erect single houses, often within the grounds of large private gardens and occasionally on small derelict or undeveloped areas of ground. These developments are often beneficial, providing additional housing in sustainable locations and removing derelict and untidy sites from the streetscene.

This Advice Note provides guidance on the issues that are considered in determining planning applications for this type of development.

Infill plots will be considered with reference to the following:

- The plot size should reflect those in the locality.
- The proportion of the built ground to garden ground should reflect that in the locality.
- The distance of the building to garden boundaries should reflect that in the locality.
- The established street front building line should be followed.
- The proposed building height, roof design, use of materials and colours should reflect those in the locality.

- Ground level window positions should comply with the window intervisibility guidance. Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens, but bathroom windows fitted with obscure glazing will be acceptable. As an alternative, boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable.

- Windows of habitable rooms above ground level should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance to the nearest boundary exceeds 9.0 metres, or if there is no direct view of neighbouring rear/private gardens or if it is a bathroom window fitted with obscure glazing.

- The level of on site car parking should accord with the National Roads Development Guide, should be comparable with the established pattern in the street and be capable of being implemented without detriment to road safety.

Applications in Conservation Areas

The Greenock West End and Kilmacolm Conservation Areas are characterised by substantial villas set in large gardens. Understandably, there has been pressure for infill residential development in these areas. Historic Environment Scotland's Policy for Scotland explains the Government's position. The Scottish Government requires the historic environment to be cared for, protected and enhanced. Development which does not respect the scale, design and detailing of existing buildings will not generally be supported.

Applications in the grounds of listed buildings

New development within the grounds of listed buildings must have regard to the following:

- The listed building should be maintained as the visually prominent building.
- The principal elevations of the listed building should remain visible from all key viewpoints. New building should not breach any close formal relationship between the listed building and traditional outbuildings.
- Formal gardens should not be affected.
- Developments in front gardens which damage buildings to street relationships will not be supported.
- If a listed building is proposed to be upgraded as part of any development, work requires to be implemented to the listed building as the first stage or as part of an agreed phasing scheme.

Trees

Some infill sites require tree felling to enable development. The Town and Country Planning (Tree Preservation Orders and Trees in Conservation Areas) (Scotland) Regulations 2010 deem that in all but exceptional circumstances, the consent of the Council is required to fell or lop any tree covered by a TPO (Tree Preservation Order) or within a Conservation Area. The promotion of TPOs is an ongoing process and, in assessing applications for development, the

Council has a duty to consider the visual impact which would result if tree felling is required.

Window intervisibility

The table to the right details acceptable levels of window to window intervisibility. The distances are taken from the shortest point between the windows.

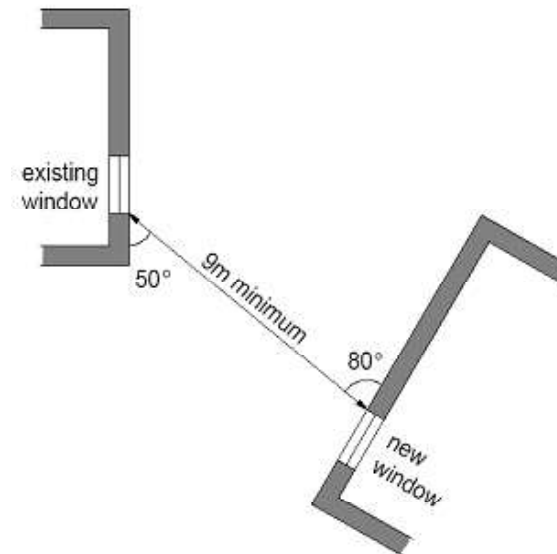


Brisbane Street, Greenock

Minimum Window to Window Distances (metres)

Angle at window of house/extension etc. to be erected not more than:

Angle at window of any other house not more than:	Angle at window of house/extension etc. to be erected not more than:									
	90°	80°	70°	60°	50°	40°	30°	20°	10°	0°
90°	18	18	18	18	13	9	6	4	3	2
80°	18	18	18	13	9	6	4	3	2	-
70°	18	18	13	9	6	4	3	2	-	-
60°	18	13	9	6	4	3	2	-	-	-
50°	13	9	6	4	3	2	-	-	-	-
40°	9	6	4	3	2	-	-	-	-	-
30°	6	4	3	2	-	-	-	-	-	-
20°	4	3	2	-	-	-	-	-	-	-
10°	3	2	-	-	-	-	-	-	-	-
0°	2	-	-	-	-	-	-	-	-	-



Planning Application Advice Note No. 3

PRIVATE and PUBLIC OPEN SPACE PROVISION in NEW RESIDENTIAL DEVELOPMENT

Open space provides two important functions; it contributes to “Placemaking”, providing space around and setting for buildings helping to establish the impression of an area, and it can be used to provide areas for outdoor leisure.

This Advice Note provides guidance on the required levels of public open space and private garden ground that should be included in new residential developments.

Types of development

No two sites are the same and residential development can range from the single house to sites in excess of 100 units. The standards required vary depending upon the scale of the development. The following definitions apply:

SMALL SCALE INFILL, INCLUDING SINGLE PLOTS

- 10 houses or fewer in a vacant / redevelopment site within a built up area.

LARGE SCALE INFILL

- more than 10 houses in a vacant / redevelopment site within a built up area.

GREENFIELD / EDGE OF TOWN

- the development of a site on the edge of or outside a town or village.

FLATTED INFILL

- the development of flats, irrespective of number of units, on a vacant / redevelopment site within a built up area.

FLATTED DEVELOPMENT WITHIN A LARGE SCALE INFILL OR GREENFIELD / EDGE OF TOWN SITE

- the development of flats, irrespective of number of units, as part of a larger infill development within a town or village, or on a greenfield / edge of town or village site.

Private Garden Ground

SMALL SCALE INFILL DEVELOPMENTS, INCLUDING SINGLE PLOTS

- new development should accord with the established density and pattern of development in the immediate vicinity with reference to front and rear garden sizes and distances to plot boundaries. In all instances the minimum window to window distances below should be achieved.

FLATTED INFILL DEVELOPMENTS

- flats should reflect the existing scale of buildings and townscape in the immediate environs. Open space need only be provided where surplus land is available following the provision of any off-street parking required.

LARGE SCALE (INFILL) OR GREENFIELD / EDGE OF SETTLEMENT SITE

- the following minimum sizes shall apply:
 - Rear / private garden depth - 9 metres, although where the rear garden does not back onto residential property or where dwellings in

neighbouring properties are significantly distant, this may be reduced if an area of screened side garden of size equivalent to a rear garden with a 9 metre depth can be provided.

- Front / public garden depth - 6 metres to the main wall.
- Distance from house to side boundary - 2 metres.
- Distance from house to side boundary when the house has an attached garage - 3 metres.

FLATTED WITHIN A LARGE SCALE INFILL OR GREENFIELD / EDGE OF SETTLEMENT SITE

- 10 square metres per bedspace based upon an occupancy rate of two persons per double bedroom and one person per single bedroom.

Public Open Space

In developments other than small scale infill and flatted infill sites, public open space is required to be provided to achieve both an appropriate landscape setting for the development and play space.

In such circumstances the following criteria will apply:

- Public open space should be provided at the indicative ratio of 1.64 ha per 1000 population. Population estimates are based upon occupancy rates of two persons per double bedroom and one person per single bedroom.
- It will be the responsibility of the developer to equip the play areas. Children’s play areas and kickabout areas should comprise 0.32 ha per 1000 population.

Location of Play Areas

- Play areas should be located to ensure that they are overlooked, but at the same time must be positioned at least 10 metres distant from the boundary of the nearest residence.
- Where developments are located in close proximity to established parks or play areas, the Council may, in appropriate cases, consider as an alternative to on-site provision of play equipment the supplementing, at the expense of the developer, of existing play equipment in the nearby park or play area. This, however, will not absolve the developer of the requirement to provide amenity landscaped areas to enhance the setting of the development. Toddler play provision may not be required when the developer provides flat rear/private garden depths in excess of 9 metres.

Any new open space and play provision requirements, or changes to existing requirements, identified in a future Inverclyde Greenspace Strategy will supersede those identified above.



Planning Application Advice Note No. 8

SITING and DESIGN of HOUSES in the GREEN BELT and the COUNTRYSIDE

Inverclyde's countryside is a valuable resource. Much of it is within the Clyde Muirshiel Regional Park and, in general, development is sparse. It is important that the character of the countryside is retained and that where development occurs it merges into the landscape. Where policies permit the development of new houses, the following design principles apply.

Siting of New Housing

- Prominent positions on skylines, ridgelines and hill tops and, where in silhouette the buildings will break the landform, are inappropriate.
- Buildings should be set into the landform with excavation or infill minimised.
- Sites adjacent to or within groups of other buildings will be favoured.
- Tree belts and wooded areas can be used as a backdrop to a house to minimise the visual impact.

Design of Housing

EXTERNAL WALL FINISH

- Natural stone or wet dash render are traditional to the Inverclyde countryside and should be used.

BASECOURSES

- Where a traditional wet dash finish is used, it is expected that this will be applied down to ground level.
- Where a basecourse is used, this should be minimal and finished in a smooth cement render.

UNDERBUILDING

- Excessive underbuilding should be avoided.

WINDOWS AND DOORS

- All windows should have a vertical emphasis and be surrounded by a smooth cement margin.
- Doors should similarly be surrounded by a cement margin.

ROOF

- A minimum pitch of 35 degrees should be achieved.
- The roof should be finished in natural slate or a synthetic slate look-a-like tile which reflects the size, colour and edge detail of a natural slate.

EAVES / SKEWS

- Boxed eaves, with large fascia boards and barge boards should be avoided.

ROOFLIGHTS

- When required, they should be located at the rear roof plane, have a vertical emphasis and be flush fitted with secret guttering.

DORMERS

- The design of dormer windows should accord with the design guidance contained in **Planning Application Advice Note No. 6** on dormer windows. They should be positioned on the roof to vertically line with windows and / or doors on the facade below and be symmetrical.

PORCHES

- If required, these should be designed as an integral part of the building.
- Wall finishes, windows, roofs and eaves / skews should reflect the remainder of the building.



Converting Buildings to Residential Use

The conversion or re-use of existing buildings in the countryside for residential use will be acceptable subject to the following :

- The building should be structurally sound, must be originally constructed of brick or stone with a slate roof or similar and be largely intact and capable of conversion without substantial demolition and rebuild.
- A structural survey of the property has to be submitted to accompany any planning application.
- The original scale, character, proportion and architectural integrity of the building shall remain intact and any extension shall require, at all times, to be subsidiary to the original building.



- Where a traditional building, the detail of design shall follow the criteria specified previously under the heading "Design of Housing".

Extending Existing Residential Buildings

Residential buildings are of a variety of shapes and sizes and it is important that alterations to such buildings ensure that their original character is maintained. In this respect, any extension to an existing residential building shall require the following:

- To be subsidiary in scale and position to the original dwellinghouse
- To follow the design details specified in the "Design of Housing" in the case of traditional buildings.

7. SCOTTISH PLANNING POLICY EXTRACT

Scottish Government Scottish Planning Policy – Paragraph 29

29. Planning policies and decisions should support sustainable development. For the purposes of this policy, to assess whether a policy or proposal supports sustainable development, the following principles should be taken into account:

- giving due weight to net economic benefit;
- responding to economic issues, challenges and opportunities, as outlined in local economic strategies;
- supporting good design and the six qualities of successful places;
- making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;
- supporting delivery of accessible housing, business, retailing and leisure development;
- supporting delivery of infrastructure, for example transport, education, energy, digital and water;
- supporting climate change mitigation and adaptation including taking account of flood risk;
- improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;
- having regard to the principles for sustainable land use set out in the Land Use Strategy;
- protecting, enhancing and promoting access to cultural heritage, including the historic environment;
- protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;
- reducing waste, facilitating its management and promoting resource recovery; and
- avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.

Source: <https://www.gov.scot/publications/scottish-planning-policy/pages/4/>

8. REPRESENTATION IN RELATION TO PLANNING APPLICATION

Laura Graham

From: David Ashman
Sent: 26 July 2021 17:13
To: Laura Graham
Subject: FW: (No Classification) Dougliehill Kennels

Classification: No Classification

From: Devcont Planning
Sent: 26 July 2021 17:00
To: David Ashman <David.Ashman@inverclyde.gov.uk>
Subject: FW: (No Classification) Dougliehill Kennels

Classification: No Classification

[REDACTED]
[REDACTED]
Craig Iles
Planning & Building Standards Manager
Inverclyde Council
Municipal Buildings
Clyde Square
Greenock
PA151LY
Tel 01475 71 24 20
Mob. [REDACTED]

From: Liam Kelly [REDACTED]
Sent: 26 July 2021 11:06
To: Devcont Planning <devcont.planning@inverclyde.gov.uk>
Subject: Dougliehill Kennels

To whom it may concern,

Hello my name is Liam Kelly I am the owner of Dougliehill Dog Boarding Kennels, Pa145tw. I noticed on inverclyde now over the weekend that my neighbour at Valley View Farm has lodged an application for a detached house to be built on the grounds. I was confident that this land is green belt and not available for domestic dwelling development. I have had the Kennels here for over 20 years and feel the development would be detrimental to my business and well being of the dogs. I was also of the understanding that I should be consulted should any plans be put in motion. I am looking for advice on how to lodge a formal objection to any such plans please and shall seek guidance from my solicitor. Thank you for your assistance in this matter going forward and I look forward to hearing from you. My contact details are as follows

Tel [REDACTED]
Mob [REDACTED]

Laura Graham

From: David Ashman
Sent: 30 July 2021 08:19
To: Laura Graham
Subject: FW: (No Classification) (Official) Planning application 21/0211/IC: Valley View Farm, Dougliehill Road, Port Glasgow

Classification: No Classification

From: Liam Kelly [REDACTED]
Sent: 29 July 2021 21:32
To: David Ashman <David.Ashman@inverclyde.gov.uk>
Subject: Re: (Official) Planning application 21/0211/IC: Valley View Farm, Dougliehill Road, Port Glasgow

Liam Kelly
Old Filter Station House
Port Glasgow
PA145XF
[REDACTED]
[REDACTED]

Dear David,

With regards to the proposed plans for Valley View Farm I have a few concerns of my own regarding the alterations that have been made without my involvement. I would hope that all planning regulations have been met with regards to the following issues. Firstly this proposed development is on a green belt and should not be available for domestic dwellings as far as I am aware. I am not sure of this and would be grateful if this could be clarified.

This land was only allowed to be developed in the first place on the condition that it would be run as a chicken farm and there hasn't been one for a number of years. The only business that has run out of this address is a scaffolding business which I am also led to believe should not be allowed.

The boundary fence which should be maintained by the residents of Valley View Farm is in the original condition of plans and has been in a state of disrepair for many years now with lots of false promises of sorting it out. The agreement was that this fence should be double lined and maintained along with the boundary wall and a ten foot bunt running to the north of the wall to stop any noise from the dwelling disturbing the dogs.

The previously mentioned bunt is also in the original plans and to my knowledge there has been no alteration to these plans unless it has changed without my agreement. However this ten foot mound of earth seems to have been removed by the residents without gaining any authority from Inverclyde councils planning department. If i'm wrong could I please be given the updated version of the plans to remove this. It seems that there has been a number of alterations to plans and the lay of the land already on this plot without proper authority being gained without adding more unrest with the construction of another house which has no relevance or connection to justify its construction.

The Kennels have been running from this address for over 20 years and operated within all legal requirements and planning authority without question. The council set out the plans initially with the fence, wall and bunt being set in stone as a condition to authorise the construction of the current dwelling next

door which also isn't built on the originally agreed footprint. There seems to be so many issues that have been brushed over next door that it is almost like they are able to carry out any changes to plans, terms and conditions and the actual lay of the land without gaining proper authority from the council. I may be wrong and all consent may have been granted but if that is the case then why wasn't I informed. I would like to strongly oppose these plans as it will cause more noise and unrest to my business to which the dogs' well being is of the utmost importance.

I would really appreciate these concerns to be addressed and clarification given to me as to why they have been allowed to occur.

Many thanks for your time and i look forward to liaising with you to resolve these issues

On Wed, Jul 28, 2021 at 10:36 AM Liam Kelly [REDACTED] wrote:

Ok David thank you for your assistance. Please feel free to contact me at anytime if you need anymore information from me

On Wed, 28 Jul 2021 at 10:20, David Ashman <David.Ashman@inverclyde.gov.uk> wrote:

Classification: Official

Liam,

Thank you for your recent e-mail to Laura Graham which has been passed to me for response.

There is no need for you to seek a lawyer's letter unless you specifically want to. Your originally submission has been accepted as an objection and will be considered in the determination of the application.

I hope this clarifies matters for you.

Regards,

David

David Ashman

Development Management Team Leader

Regeneration and Planning

Inverclyde Council

Municipal Buildings

Clyde Square

Greenock

Inverclyde

PA15 1LY

Tel: 01475 712416

E-mail: devcont.planning@inverclyde.gov.uk

Inverclyde Council website – www.inverclyde.gov.uk

Inverclyde on Twitter – twitter.com/inverclyde

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**9. DECISION NOTICE DATED 4 OCTOBER 2021
ISSUED BY HEAD OF REGENERATION &
PLANNING**

DECISION NOTICE

Planning Permission in Principle- Refusal

Issued under Delegated Powers

**Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY**

Planning Ref: 21/0211/IC

Online Ref:100445263-001

***TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013***

**Mrs Patricia Crighton
Valley View Farm
Dougliehill Road
Port Glasgow
Scotland
PA14 5XF**

**Douglas Nicholson
Nicholson McShane Architects
Custom House
1-01 Custom House Place
Greenock
Scotland
PA15 1EQ**

With reference to your application dated 13.07.2021 for planning permission under the abovementioned Act and Regulation for the following development:-

Proposed new detached dwellinghouse (in principle) at

Valley View Farm, Dougliehill Road, Port Glasgow

Category of Application: Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission in principle for the said development in accordance with the plan(s) docketted as relative hereto and the particulars given in the application subject however to the following reason(s):-

1. That as the proposal is for a detached dwellinghouse within the Green Belt which has not been justified under Policy 14 of the adopted 2019 Inverclyde Local Development Plan or Policies 15 and 19 of the proposed 2021 Inverclyde Local Development Plan, it is contrary to both the adopted 2019 Inverclyde Local Development Plan and proposed 2021 Inverclyde Local Development Plan respectively.
2. That as the proposal is for a detached dwellinghouse in a rural location with no safe and convenient links to the wider walking network it is unlikely to promote sustainable and active travel and is therefore contrary to Policy 10 of the adopted 2019 Inverclyde Local Development Plan and Policy 11 of the proposed 2021 Inverclyde Local Development Plan.
3. That as the applicant has not demonstrated that the proposal will not be at significant risk of flooding or increase the level of flood risk elsewhere it has not been justified under Policy 8 of the adopted 2019 Inverclyde Local Development Plan or Policy 9 of the proposed 2021 Inverclyde Local Development Plan.
4. That as the application site is not a brownfield site within an identified settlement boundary it cannot be justified against Policy 18 of the proposed 2021 Inverclyde Local Development Plan.

5. That as the proposal does not accord with the sustainable principles of Scottish Planning Policy (2014), specifically in that it would not support town centre and regeneration priorities; would not support the delivery of accessible housing; would not support climate change mitigation and adaptation including taking account of flood risk; and does not have regard for sustainable land use, it does not therefore constitute sustainable development and is contrary to the Scottish Planning Policy.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 4th day of October 2021

Mr Stuart W. Jamieson
Interim Service Director
Environment and Economic Recovery

- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months beginning with the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.
- 2 If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

Refused Plans: Can be viewed Online at <http://planning.inverclyde.gov.uk/Online/>

Drawing No:	Version:	Dated:
21036-LP		01.06.2021
21036-D001		01.06.2021

**10. NOTICE OF REVIEW FORM DATED 12 NOVEMBER
2021 WITH SUPPORTING STATEMENT FROM
NICHOLSON MCSHANE ARCHITECTS**

Municipal Buildings Clyde Square Greenock PA15 1LY Tel: 01475 717171 Fax: 01475 712 468 Email: devcont.planning@inverclyde.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100445263-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Nicholson McShane Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Douglas	Building Name:	Custom House
Last Name: *	Nicholson	Building Number:	1-01
Telephone Number: *	01475 325025	Address 1 (Street): *	Custom House Place
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Greenock
Fax Number:		Country: *	Scotland
		Postcode: *	PA15 1EQ
Email Address: *	consents@nicholsonmcshane.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Valley View Farm"/>
First Name: *	<input type="text" value="Patricia"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Crighton"/>	Address 1 (Street): *	<input type="text" value="Dougliehill Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Port Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PA14 5XF"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="Inverclyde Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="VALLEY VIEW FARM"/>
Address 2:	<input type="text" value="DOUGLIEHILL ROAD"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PORT GLASGOW"/>
Post Code:	<input type="text" value="PA14 5XF"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="673864"/>	Easting	<input type="text" value="231725"/>
----------	-------------------------------------	---------	-------------------------------------

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Proposed new detached dwellinghouse (in principle) at Valley View Farm, Dougliehill Road, Port Glasgow

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Refer to Statement of Appeal attached as supporting document.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Statement of Appeal Planning Application Design Statement Refused Location Plan Refused Proposed Indicative Layout and Visuals (for Information) Refusal Notice Report of Handling

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

21/0211/IC

What date was the application submitted to the planning authority? *

12/07/2021

What date was the decision issued by the planning authority? *

04/10/2021

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Douglas Nicholson

Declaration Date: 12/11/2021



Statement of Appeal

Refusal of Planning Application 21/0211/IC

Proposed new detached dwelling house (in principle) at Valley View Farm, Dougliehill Road, Port Glasgow

Description of Proposal

The applicants wish to construct a new single storey dwelling on their ground at Valley View Farm, Dougliehill Road, Port Glasgow.

Historically, the ground formed part of a water treatment works associated with the nearby Dougliehill Reservoir. The site is essentially brownfield in nature and sits on the urban fringe of Port Glasgow. This Statement of Appeal should be read in conjunction with the Planning Application Design Statement prepared as part of the original application for Planning Permission.

Reasons for Refusal

The Planning Decision Notice lists five reasons for refusal of the application. We note that the application has been assessed against two versions of the Local Development Plan simultaneously (the adopted 2019 LDP and the proposed 2021 LDP). This effectively doubles the list of policies that the proposal, in the opinion of the Planning officer, does not comply with and gives a misleading impression of the proposal. Reason for Refusal 3, for instance, highlights two policies which are similar in scope and wording. The analysis of the reasons for refusal will point out where Policies from the respective LDPs are similar.

Analysis of Reasons for Refusal

Reason 1

Both Policy 14 of the LDP2019 and Policy 15 of LDP2021 are similarly worded and clause (e) of these policies allow “intensification...of an existing use, which is within the curtilage of the associated use and is an appropriate scale and form”. The applicant considers that the proposal falls squarely into this category of acceptable development. Indeed issues of scale and form can be handled as part of an application for Reserved Matters should the appeal succeed.

With regard to Policy 19, the applicant considers that the proposal will bring significant economic benefit to Inverclyde, including the provision of a high quality dwelling of a type much needed and increasingly sought after in the area.

Reason 2

The proposal, far from being in a typical “rural” location, sits on the fringe of the urban area. There are many properties in this type of situation which are not linked to the main network by footpaths. Indeed the end of the council’s Green Network footpath in close proximity to the site is similarly unconnected to the network. Both Policy 10 of LDP2019 and Policy 11 of LDP2021, which are almost identical in content, state that the provisions apply “proportionate to their scale and proposed use”. The applicant considers that the proposed situation is completely proportionate to the single dwelling house proposal. In addition, the site can be reached by bicycle via the public road and can, subject to the more detailed further application, allow for electric car charging facilities in line with the requirements of these Policies.

Reason 3

We note that Policy 8 of the LDP2019 and Policy 9 of the LDP2021 are similarly worded. The Council’s policy on flood risk is set out in the adopted document “Flood Risk Assessment and Drainage Impact Assessment: Planning Guidance for Developers”. Clause 2.1 of this document states:

“Currently a FRA has to be submitted along with a planning application depending on the location, size and type of development. Under new guidance from Inverclyde Council an assessment is now required for any residential development comprising more than 5 dwelling (sic) and for industrial or commercial developments of more than 250m². Any development identified by Inverclyde Council to be in a sensitive location will also require an assessment.”

The proposal is clearly under the threshold for requiring a Flood Risk Assessment and there was no indication from planning that the site was being considered as a “sensitive” location and that an FRA would be required.

In any event, Planning are in possession of an FRA previously prepared for development formerly approved on the site. This is referred to in the Planning officer’s Report of Handling.

Reason 4

The Planning officer considers that our proposal “cannot be justified” against Policy 18 of the proposed LDP2021. The proposal is not within the settlement boundary and therefore this policy is not relevant to our application.

Reason 5

The applicant considers the Planning officer’s assessment of the proposal against Scottish Planning Policy 2014 to be wholly in error.

- The proposed dwelling will support town centre and regeneration priorities by housing another potential customer and user of services for the town centre and another Council Tax payer.
- Whether the proposal supports climate change mitigation surely forms part of the consideration of the detailed phase of assessment (this is an “in principle” application). For the record, the applicant is committed to sustainability and the careful use of resources and to claim that our proposal is inherently unsustainable is incorrect.

- The applicant's views on flood risk are already set out in our comments on Policy 3.
- With regard to sustainable land use, the applicant considers this site adjacent to a number of other dwellings, located on a public road and reusing poor quality former industrial land is perfectly sustainable.

Summary

This proposal is for a modestly scaled and proportioned single dwelling located adjacent to other dwellings on a former water works on the fringe of Port Glasgow. The applicant believes that it should be seen in this context. It will contribute to the local economy before, during and after construction and will be a discrete (indeed hardly noticeable) addition to the landscape. It will also allow the applicant to have a house on the site more closely meeting their changed needs and requirements. We believe that the refusal of application 21/0211/IC should be overturned by the Local Review Body to allow this small scale development to proceed.

Revision A

NMA 6 November 2021

**11. SUGGESTED CONDITIONS AND ADVISORY NOTES
SHOULD PLANNING PERMISSION BE GRANTED
ON REVIEW**

21/0211/IC - Review - Suggested Conditions and Advisory Notes

Should planning permission in principle be granted on review the following conditions are suggested.

1. Plans and particulars of the matters listed below shall be submitted for consideration by the planning authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No work shall begin until the written approval of the planning authority has been given, and the development shall be carried out in accordance with that approval.
2. Details of the proposed layout are required to accord with condition 1 above. These shall be shown on a plan at a scale of 1:500 showing the position of the proposed dwelling, means of access and parking provision. The details shall allow for the following:
 - (i) parking (including garages if not less than 3.0 metres by 7.0 metres in size) to be provided in accordance with the National Guidelines of one parking space for a 1-bedroom house, 2 parking spaces for a 2- or 3-bedroom house, and 3 parking spaces for a 4- bedroom house;
 - (ii) the minimum dimensions of driveways shall be 3 metres wide by 5.5 metres long per bay and the driveway gradients shall not exceed 10%;
3. The proposed floor plans and elevations of all buildings are required to accord with condition 1 above, including dimensions and type and colour of all external materials.
4. Details are required to accord with condition 1 above of the type and colour of all hard surfacing materials and that for the avoidance of doubt, the first 2 metres of the vehicular access shall be formed in a hard sealed surface. *[Reason: to ensure a precise and acceptable form of development in the interests of future occupants and the appearance of the locality.]*
5. Details are required to accord with condition 1 above of the proposed landscaping at the site. These details shall include
 - (i) planting, grass seeding and/or turfing;
 - (ii) details of any tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted as well as identifying trees that are to be retained or removed;
 - (iii) details of any mounding or levels adjustments,
6. Details are required to accord with condition 1 above of any walls or fences to be erected on the site.
7. Details are required to accord with condition 1 above of the visibility splays to be provided in both directions at the junction of the vehicular access with Dougliehill Road. The visibility splays shall be a minimum of 2.0 metres x 75.0 metres x 1.05 metres.
8. Details are required to accord with condition 1 above of low and zero carbon generating technologies to be installed in the house. The house shall be designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set

by Scottish Building Standards (rising to at least 20% by the end of 2022) is met through the installation and operation of low and zero carbon generating technologies. The house shall not be occupied until the approved details for that house have been fully implemented as approved.

9. Details are required to accord with condition 1 above of an electric vehicle charging point for the house. The house shall be occupied before its charging point has been installed as approved.
10. That all surface water should be managed within the site to prevent flooding to surrounding properties and the public road network.
11. That confirmation of Scottish Water's acceptance of the proposed development shall be submitted for approval prior to the start of development.
12. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt; this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation.
13. That the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.
14. That before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness.
15. That the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.
16. The applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the residential accommodation shall not commence until

the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place.

Reasons:

1. To ensure that the matters referred to are given full consideration and to accord with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
2. To ensure a precise and acceptable form of development in the interests of future occupants, the proper functioning of the development, and the appearance of the locality.
3. To ensure a precise and acceptable form of development in the interests of future occupants and the appearance of the locality.
4. To ensure a precise and acceptable form of development in the interests of future occupants and the appearance of the locality.
5. To ensure a precise and acceptable form of development in the interests of future occupants and the appearance of the locality.
6. To ensure a precise and acceptable form of development in the interests of future occupants and the appearance of the locality.
7. In the interests of road safety at and near the access
8. In the interests of minimising carbon emissions.
9. In the interests of minimising carbon emissions.
10. To prevent flooding occurring.
11. To ensure adequate drainage connections can be achieved.
12. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
13. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.
14. To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.
15. To ensure that all contamination issues are recorded and dealt with appropriately.
16. To protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds.

Advisory Notes

1. All external lighting on the application site should comply with the Scottish Government Guidance Note 'Controlling Light Pollution and Reducing Lighting Energy Consumption'.
2. The applicant should be fully aware of the 'Construction (Design & Management) Regulations 2015 (CDM 2015)' and its implications on client duties etc.



Inverclyde
council

**LOCAL
DEVELOPMENT
PLAN**

PROPOSED PLAN
MAY 2021

HOW TO RESPOND TO THE PROPOSED PLAN

The Proposed Local Development Plan represents the settled view of Inverclyde Council as to what the content of the Adopted Local Development Plan should be. However, publication of the Proposed Plan allows for those with an interest in the Plan to make representations setting out modifications they would like to be made to it. Representations of support for the Proposed Plan can also be submitted.

An official representation form is available as an electronic document (Word and PDF). The form is available online and paper copies can be provided on request. An e-form is also available online.

Representations should make clear what modification is being sought and the reasons for the suggested modification. Where possible please use a chapter, paragraph, schedule or site reference. Respondents are encouraged to limit their representation on any one issue to no more than 2,000 words plus limited supporting productions. Separate response forms should be used for each different issue a response is being made in respect of.

Representations can be submitted by:

- e-mail to ldp@inverclyde.gov.uk with the subject heading 'Proposed Local Development Plan 2021'
- completing the e-form available at <https://www.inverclyde.gov.uk/newldp>
- writing to
Planning Policy,
Regeneration & Planning,
Municipal Buildings,
Clyde Square,
Greenock,
PA15 1LY

The period for submitting representations runs **until 9 July 2021**.

Please contact the Planning Policy team with any queries you have in respect of the Proposed Local Development Plan:

Ash Hamilton	01475 712463	ashley.hamilton@inverclyde.gov.uk
Margaret Pickett	01475 712493	margaret.pickett@inverclyde.gov.uk
Alan Williamson	01475 712491	alan.williamson@inverclyde.gov.uk

FOREWORD

Welcome to the Inverclyde Local Development Plan.

The aim of the Plan is to deliver an Inverclyde that is an attractive and inclusive place to live, work, study, visit, and invest. It does this through encouraging investment and new development, which is sustainably designed and located and contributes to the creation of successful places.

The Council and its community planning partners in the Inverclyde Alliance have established, through the Inverclyde Outcomes Improvement Plan, four priorities for making Inverclyde a successful place. These are: population; the local economy; inequalities; and environment, culture and heritage.

To address population and the local economy, the Outcomes Improvement Plan recognises employment and housing opportunities as crucial. The Local Development Plan responds by identifying land for over 5,700 new houses and over 30 hectares of land for new industrial and business development. Population stability, and growth in the longer term, will also be driven by enhancing the image of Inverclyde and the Plan includes proposals for our larger regeneration sites, which we refer to as Priority Places; policies to support our town and local centres; and sets a requirement for all new development to contribute towards creating successful places.

In response to the environment, culture and heritage priority, the Plan continues to protect our historic buildings and places, and our network of natural and open spaces and habitats. These include the Inner Clyde and Renfrewshire Heights Special Protection Areas, 7 Sites of Special Scientific Interest, 57 Local Nature Conservation Sites, 8 Conservation Areas, 247 Listed Buildings, 31 Scheduled Monuments and 3 Gardens and Designed Landscapes. In addition to designated sites, there is a range of non-designated historic assets and areas of historic and natural value, including non-listed buildings of historic/architectural interest and the green and blue network. Collectively, these natural and historic assets demonstrate the natural and cultural richness and diversity of Inverclyde.

Through addressing the above priorities, the Local Development Plan will also contribute to addressing inequalities.

The Plan also seeks to ensure that Inverclyde is a more sustainable place and contributes towards the national net-zero greenhouse gas emissions target. It supports low carbon infrastructure and directs development to sustainable locations which reduce the need for car travel. It also seeks to build climate resilience into our environment to enable communities and wildlife to adapt to the impacts of climate change.

COVID-19

The Plan has been prepared at a time when Inverclyde is still being impacted by the COVID-19 pandemic. The pandemic has had an impact on the social, health and economic life of the area, both through the impact of the virus itself and the interventions to deal with it, such as lockdowns, a shift to home working and a greater focus on local living.

Whilst this Plan will play a supporting role in Inverclyde's recovery from the pandemic, it has been prepared at a time when the long-term implications are unclear, and when flexibility to react to changes may be required. Clydeplan, the Strategic Development Planning Authority for the Glasgow City Region, has considered the implications of COVID-19 for the Glasgow City Region and spatial planning. These include:

- A greater focus on town centre regeneration, and innovative approaches to it, as the pandemic has accelerated existing trends such as reduced footfall and increasing vacancies and internet sales.
- Changing market demand for commercial property as more people work from home. This may have knock on effects for the vitality of current business locations and the provision of commercial land in the future.
- Increased demand for quality private garden space, home working space and rural living. This may have implications for the location, layout and design of residential development.
- Increased demand for services, leisure opportunities, open spaces and active travel routes within local areas.
- Changing transport and digital infrastructure demands due to changes in work and recreational patterns. This may impact current and future provision.
- A recognition that engaging with nature provides significant mental health and wellbeing benefits and that our green/open spaces, buildings and the urban environment generally should aim to deliver more in the way of opportunities for nature to thrive.

The Plan sets out a strategy and policy framework that seeks to support these potential implications, whilst still providing certainty for businesses and communities.

Thank you for your interest in the future development of Inverclyde and we look forward to working with you to make Inverclyde a successful place.

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INTRODUCTION

1.1 The Inverclyde Local Development Plan sets out the Council's strategy, policies and proposals for the use of land and buildings within Inverclyde and, together with the Clydeplan Strategic Development Plan, is the document the Council uses to shape development proposals and determine planning applications.

1.2 The overall aim of this Plan is to contribute towards Inverclyde being an attractive and inclusive place to live, work, study, visit and invest, now and in the future, particularly through encouraging investment and new development, which is sustainably designed and located, and contributes to the creation of successful places. This is underpinned by a Sustainable Development Strategy and a Spatial Development Strategy, the components of which are set out in **Figure 1**.

FIGURE 1: Inverclyde Local Development Plan Aims and Strategies



SUSTAINABLE DEVELOPMENT STRATEGY

CREATING SUCCESSFUL PLACES

to support development that contributes to creating successful places and making places better

TACKLING CLIMATE CHANGE

to reduce greenhouse gases through support for the sustainable production and distribution of energy and management of waste, and to build resilience to the impacts of climate change

CONNECTING PEOPLE AND PLACES

to support sustainable and active travel by directing new development to sustainable locations, managing the impact of development on the transport network and supporting digital connectivity

AIM

LIVE
WORK
STUDY
VISIT
INVEST

SUCCESSFUL
PLACE

SPATIAL DEVELOPMENT STRATEGY

OUR TOWNS, VILLAGES AND COUNTRYSIDE

to support urban regeneration and the protection of the rural area by directing most new development to existing towns and villages, prioritising the redevelopment of brownfield land and limiting development in the Green Belt and Countryside.

OUR HOMES AND COMMUNITIES

to support new residential development that meets Inverclyde's housing needs and demand, and protects our existing residential areas.

OUR TOWN AND LOCAL CENTRES

to support our town and local centres by directing town centre investment to the right locations.

OUR JOBS AND BUSINESSES

to support the Inverclyde economy by identifying land for business and industrial development, safeguarding existing business and industrial areas, and supporting tourism development.

OUR HISTORIC BUILDINGS AND PLACES

to support the preservation of, and development sympathetic to, our historic environment, including Conservation Areas, Listed Buildings, Scheduled Monuments, archaeological sites, and Gardens and Designed Landscapes.

OUR NATURAL AND OPEN SPACES

to support the protection and enhancement of our important habitat networks, species, wider biodiversity, landscape, trees and woodland, open spaces and playing fields, the path network, Clyde Muirshiel Regional Park, and the water environment.

Structure of the Local Development Plan

1.3 The Local Development Plan comprises two main parts:

- **Written Statement** – this document sets out, in narrative form, the strategy and policies of the Plan and the reasoning behind the policies. Following the introduction, it is split into the two main strategy areas – Sustainable Development Strategy and Spatial Development Strategy – with each of these sub-divided into topic specific sections. Proposals for specific sites are listed in a series of schedules found throughout the Plan, with supporting information provided in tables and figures.
- **Proposals Maps** – this is an Ordnance Survey based map that illustrates the areas which the policies and proposals of the Plan apply to.

Accompanying and supporting documents

1.4 **Supplementary Guidance** – this will be prepared for the following topics and will provide further information or detail in respect of the Plan's policies:

- Affordable Housing in the Inverclyde Villages
- Design Guidance for Residential Development
- Developer Contributions
- Enabling Development
- Energy
- Trees
- Delivering Green Infrastructure Through New Development
- Planning Application Advice Notes
- Priority Places

1.5 As this Plan was prepared prior to the development planning provisions of the Town and Country Planning (Scotland) Act 2019 coming into effect, Supplementary Guidance forms part of the Development Plan. Non-statutory Planning Guidance may also be published by the Council, as required. Planning Guidance will not form part of the Development Plan, but will be a material consideration in the determination of planning applications.

1.6 **Strategic Environmental Assessment Environmental Report** – this assesses the environmental effects of the Plan's policies and proposals and, where necessary, identifies measures to mitigate any significant adverse effects and enhance positive effects, which will then inform site-specific development requirements at the planning application stage.

1.7 **Habitats Regulations Appraisal Record** – this assesses whether a Plan may have an impact on a European site, which is a collective term for nature conservation sites recognised at a European level. Inverclyde has two such areas - the Renfrewshire Heights Special Protection Area and the Inner Clyde Special Protection Area.

1.8 **Equalities Impact and Fairer Scotland Duty Assessment** – this assesses the impact of the Plan in terms of the Council's equality and Fairer Scotland duties.

1.9 **Action Programme** – this sets out the actions required to successfully deliver the Plan's strategy and proposals, identifying actions, the organisations responsible for delivering them, and the timescale for delivery. It is updated every two years.

1.10 **Housing Land Technical Report 2021** – this sets out the housing land requirement that is to be provided for by the Plan with regard to the Housing Need and Demand Assessment and Clydeplan Strategic Development Plan.



View from Coronation Park, Port Glasgow

INVERCLYDE OUTCOMES IMPROVEMENT PLAN

2.1 The Inverclyde Outcomes Improvement Plan sets out the four priorities of Inverclyde's community planning partners - The Inverclyde Alliance. These are:

Priority 1: Population

Inverclyde's population will be stable and sustainable with an appropriate balance of socio - economic groups that is conducive to local economic prosperity and longer term population growth.

Priority 2: The Local Economy

Inverclyde has a thriving and diverse local economy, economic activity is increased and skills development enables both those in work and those furthest from the labour market to realise their full potential.

Priority 3: Inequalities

There will be low levels of poverty and deprivation and the gap in income and health between the richest and poorest members of our communities will be reduced.

Priority 4: Environment, Culture and Heritage

Inverclyde's environment, culture and heritage will be protected and enhanced to create a better place for all Inverclyde residents and an attractive place in which to live, work and visit.



View from Lyle Hill, Greenock

SUSTAINABLE DEVELOPMENT STRATEGY

CREATING SUCCESSFUL PLACES

Introduction

3.1 Inverclyde has many distinctive and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19th century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.

3.2 The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

Creating Successful Places

3.3 The Council is keen that all development contributes to making Inverclyde a better place to live, work, study, visit and invest. To differing degrees, all scales and types of development have the potential to make an impact on the surrounding environment and community. It is important to the Council that this impact is a positive one. To this end, the Council will have regard to the six qualities of a successful place when considering all development proposals.

Distinctive

Resource Efficient

Safe and Pleasant

Adaptable

Easy to Move Around

Welcoming

3.4 **Figure 2** illustrates the factors that contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are, the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.

3.5 The Strategic Environmental Assessment Environmental Report, which accompanies the Plan, sets out mitigation and enhancement measures, which would make the environmental impact of development of the sites identified in the Plan more sustainable, thus contributing to the creation of successful places.

POLICY 1 - CREATING SUCCESSFUL PLACES

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.



FIGURE 2: Factors Contributing to Successful Places



Priority Projects

3.6 Over the lifetime of this Plan, the Council expects to be a leading or major partner in priority projects that have land use implications. Collectively, these projects mark a major investment in the economy, infrastructure, housing and communities of Inverclyde. This Plan offers in-principle support to the delivery of these projects, which are detailed below.

Glasgow City-Region City Deal

3.7 Inverclyde is one of 8 local authorities participating in the Glasgow City-Region City Deal project. The City Deal aims to fund major infrastructure projects; create thousands of new jobs and assist thousands of unemployed people back to work; improve public transport and connectivity; drive business innovation and growth; and generate billions of pounds of private sector investment. In Inverclyde, this investment will focus on:

- **Greenock Ocean Terminal** - this project will expand the quayside and deliver a new visitor centre in order to increase capacity for cruise ship visits and freight handling. It is anticipated that it will enable 100 cruise ships to visit Inverclyde each year, bringing 150,000 visitors to central Scotland.
- **Inverkip Infrastructure** - this project addresses the restricted network and junction capacity on the A78 trunk road at four locations in and around Inverkip. The project will release investment and enable the development of a major 20 hectare brownfield site around the former Inverkip Power Station, creating potential for in excess of 600 houses and up to 6,000 square metres of community and commercial space.
- **Inchgreen, Greenock** - this project will redevelop a brownfield site and develop underutilised quay assets to offer a dedicated on-shore marine hub, complimentary to the marine activities at the Inchgreen dry dock.

Affordable Housing Supply Programme

3.8 The Council's housing association partners are delivering an ambitious programme of new quality affordable homes as part of the Scottish Government's More Homes Scotland programme.

Early Learning and Childcare

3.9 The Council is continuing to implement proposals to deliver the 1140 hour entitlement to early learning and childcare. The expansion has required substantial levels of investment in workforce and infrastructure to ensure that the required capacity is in place. This has involved the development of new and expanded early years' facilities in locations across Inverclyde.

Inverclyde Cemetery Capacity

3.10 The Council is currently investigating potential locations for the provision of additional cemetery capacity within Inverclyde, with the identification and development of capacity required during the lifetime of this Plan. Investigations are currently focused on options for expanding cemetery capacity at the existing Knocknairhill and Kilmacolm cemeteries.

Inverclyde Green Connections – Linking People and Place

3.11 The Council, in partnership with a number of other organisations and groups is developing an Inverclyde Green Connections programme, which aims to improve connections between neighbourhoods and deliver green network and placemaking improvements within the Greenock and Port Glasgow areas. The programme seeks to build on several projects set out in existing area renewal and green network strategies and the Active Travel Strategy.

POLICY 2 - PRIORITY PROJECTS

The Council will support, in principle, development proposals associated with the Priority Projects listed in Schedule 1

SCHEDULE 1: Inverclyde Local Development Plan Priority Projects

Glasgow City-Region City Deal

- Greenock Ocean Terminal
- Inverkip Infrastructure
- Inchgreen, Greenock

Affordable Housing Supply Programme

Early Learning and Childcare

Inverclyde Cemetery Capacity

Inverclyde Green Connections

Priority Places

3.12 This Plan identifies several larger scale development opportunities with the potential to have a transformational impact on their surrounding area, and in some cases Inverclyde as a whole. Owing to their size and complexity, these sites are long term development opportunities and have been designated as Priority Places due to the importance that the Council places on delivering development on the sites and its desire to see the creation of quality places. Schedule 3 lists the Priority Places and their preferred uses, and Policy 3 supports their comprehensive development, in line with the identified uses. Policy 3 is supported by Supplementary Guidance, which sets out the development frameworks for these sites.

POLICY 3 - PRIORITY PLACES

The Council will support redevelopment proposals for the Priority Places where these are in line with the preferred strategy set out in Schedule 2 and the development frameworks set out in the Priority Places Supplementary Guidance.

SCHEDULE 2 – Inverclyde Local Development Plan Priority Places

Priority Place

Preferred Strategy

The Harbours, Greenock

Mixed use development including housing, education, tourism and heritage, shops, food and drink, public house, financial and professional services, and marine-related business and industrial uses. Development proposals to comply with refreshed masterplan for the site.

James Watt Dock/Garvel Island, Greenock

Mixed use development including housing, business, assembly and leisure, hotel and hostels, residential institutions, non-residential institutions, marine-related business and industrial uses, and ancillary retail and food and drink. Development proposals to comply with refreshed masterplan for the site, which is to enhance support/protection for marine-related businesses.

Former Inverkip Power Station

Mixed use development including housing, community facilities, leisure, hotel, food and drink, public house, neighbourhood retail, financial and professional services, and business uses, and green infrastructure. Development proposals are to address the full site.

Peat Road/Hole Farm, Greenock

Housing with community facilities, neighbourhood retail, and green network enhancements. Whole site masterplan required.

Spango Valley, Greenock

Mixed use development including business, industrial, storage or distribution (collectively to form no less than 35% of developable area), housing (to form no more than 50% of developable area), residential institutions, non-residential institutions, neighbourhood retail, neighbourhood food and drink, appropriate leisure and recreation, green infrastructure, park and ride, and appropriate renewable energy uses.

(continued on next page)

	Development proposals are to address the full site, with the exception of former Greenock High School site which is identified for prison use.
Drumfrochar Road, Greenock	Housing and industrial development.
Port Glasgow Eastern Gateway	Mixed use development including housing, business and industrial uses, active travel improvements, public realm and green network enhancements.
Port Glasgow Industrial Estate	Consolidation of industrial area, housing development and green network enhancement in line with comprehensive masterplan.
<i>Town centre uses (Schedule 6) are required to comply with the Network of Centres strategy (Policy 22).</i>	

and its planning policy agenda, to pursue the further reduction of greenhouse gases. The Plan seeks to help achieve this through delivering sustainable development in sustainable locations, supporting the generation of heat and electricity from sustainable sources, sustainable waste management and promoting sustainable travel.

4.4 Flooding is predicted to be the most likely impact of climate change on Inverclyde. Although the area has a history of flooding, climate change is predicted to increase the frequency and intensity, owing to sea level rises and more severe weather events.

Supplying Energy

4.5 In 2018, 62.5% of greenhouse gas emissions in Inverclyde were estimated to be associated with the generation of heat and electricity. Encouraging generation from low-carbon and renewable sources can have a significant impact on meeting carbon reduction targets. Consequently, the Council supports, in principle, heat and electricity infrastructure that will help reduce greenhouse gases, subject to consideration of the impact of the proposed development.

4.6 Wind turbines are a means of generating electricity from a renewable resource. The Council's Supplementary Guidance on Energy sets out a spatial framework and other criteria to guide and assess proposals for wind turbines and wind farms, as well as guidance for other renewable energy technologies.

TACKLING CLIMATE CHANGE

4.1 Since Inverclyde Council signed up to Scotland's Climate Change Declaration in 2007, in the period to 2020 it has made a 25.25% reduction in the amount of greenhouse gases emitted by its buildings and operations. Local residents, businesses and organisations have also made efforts to reduce carbon emissions through, for instance, installing insulation and solar panels and by being more energy efficient.

4.2 In April 2019, the Scottish Government declared a 'climate emergency'. In response to this, and building on progress made so far, the Scottish Government has set an ambitious target to achieve 'net zero' greenhouse gas emissions including:

- 75% reduction in greenhouse gas emissions by 2030 from a 1990 baseline
- net-zero emissions by 2045 from a 1990 baseline
- at least 50% of building stock to be heated using zero emissions system by 2030
- renewable energy generation to account for the equivalent of 50% of its energy demand by 2030

4.3 These targets require the Council to continue, through its own actions



Lighthouse off Port Glasgow

POLICY 4 - SUPPLYING ENERGY

Proposals for infrastructure for the generation, storage or distribution of heat and electricity will be supported in principle where they contribute to a reduction in greenhouse gas production. Proposals will be assessed with regard to impact, including cumulative impact on:

- a) the resources protected by the Plan's historic buildings and places and natural and open spaces chapters;
- b) the amenity and operations of existing and adjacent uses;
- c) tourism and recreational resources;
- d) air quality;
- e) aviation and defence interests;
- f) telecommunication and broadcasting interests; and
- g) traffic and pedestrian safety

Where relevant, proposals are to be accompanied with restoration plans acceptable to the Council.

Relevant proposals are required to accord with the Council's Supplementary Guidance on Energy.

Heat Networks

4.7 Heat networks offer the opportunity for a more efficient and sustainable means of generating and delivering heat by removing the generation of heat from within individual properties to a communal facility. Heat networks, which are also referred to as district heating, are part of the step-change required towards a more sustainable future and less reliance on gas, and other carbon fuels, as a heat source.

POLICY 5 - HEAT NETWORKS

Major Developments will be required to meet heat demand through a district heating network or other low-carbon alternative, unless the application is accompanied by an energy statement clearly demonstrating that this is not feasible. All proposed developments located adjacent to significant heat sources or proposed/existing heat networks should be designed in such a way as to be capable of connecting to a heat network from that source and any land required for heat network infrastructure should be protected.

Low and Zero Carbon Generating Technology

4.8 The Plan is obliged by the Climate Change (Scotland) Act 2009 to include a policy requiring all new buildings to avoid greenhouse gas emissions through the installation of low and zero carbon generating technologies.

POLICY 6 - LOW AND ZERO CARBON GENERATING TECHNOLOGY

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025. Other solutions will be considered where:

- a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- b) there is likely to be an adverse impact on the historic or natural environment.

* This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Waste Reduction and Management

4.9 Inverclyde is well served in terms of waste services, particularly recycling. Kerbside recycling services are available to most households, and there are 36 neighbourhood recycling points and 2 larger recycling centres at Pottery Street, Greenock and Kirn Drive, Gourrock.

4.10 The Scottish Government's Zero Waste Plan sets out a hierarchy for managing waste, in the order of waste reduction, reuse, recycling and recovery, along with a number of targets, including that for all waste by 2025 70% will be recycled and a maximum of 5% will be landfilled. In 2019/20, Inverclyde recycled 54% of household waste.

4.11 No major planning applications for waste management infrastructure are anticipated over the lifetime of this Plan. Proposals for smaller and local facilities, which contribute to waste reduction and management, will be supported in principle, subject to consideration of their impacts and acceptable

site restoration, where applicable. Sustainable management of waste is also promoted by making the separation, storage and collection of waste as easy as possible and encouraging opportunities for integrating efficient energy and waste innovations within business environments.

and economic well-being.

4.13 While mitigation measures such as the use of renewable energy and energy efficiency can, and have stabilised and reduced levels of greenhouse gas emissions in Scotland, climate change adaptation is required to prepare for the negative effects of climate change and be in a position to take advantage of any opportunities.

4.14 Inverclyde Council's Climate Change Plan (2018) sets the objectives examining the likely impacts of climate change on the Council's operations and the Inverclyde area, and the consideration of climate change adaptation projects and initiatives in addition to flooding related projects already planned. In support of this, and as an escalation of commitment to adapting to climate change, the Council is a member of Climate Ready Clyde, a cross-sector initiative which brings partners together to work strategically to minimise risks from climate change and take advantage of the opportunities climate change creates in the Glasgow City Region. Climate Ready Clyde has developed an Adaptation Strategy and Action Plan for Glasgow City Region.

POLICY 7 - WASTE REDUCTION AND MANAGEMENT

Proposals for waste management facilities will be supported where they:

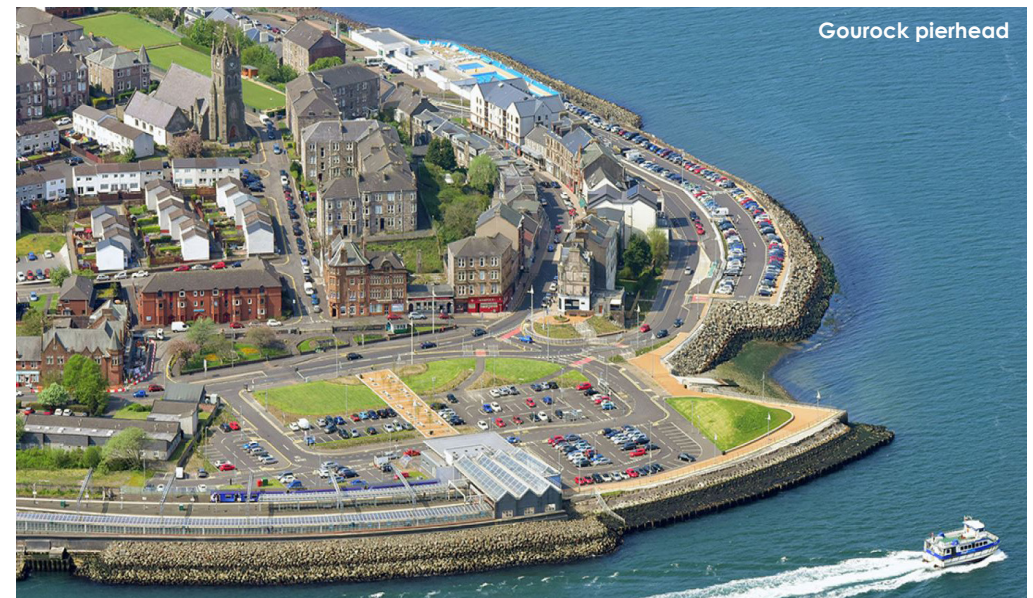
- a) support the national Zero Waste Plan and promote the waste hierarchy;
- b) enable the management of waste closer to where it arises;
- c) avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and
- d) avoid significant adverse impact on the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.

Climate Change Adaptation

4.12 Climate change is a key issue for all levels of government. There is clear evidence of global temperature rises with the impacts of this for Scotland predicted to be increases in temperatures, including extreme heat, rising sea levels and extreme weather events. Inverclyde as a coastal authority with a steep sloping hinterland is particularly vulnerable to the impact of these changes. Flooding could have a severe negative impact on buildings, infrastructure and the landscape, while extreme weather events could affect energy, water, transport and communication networks, natural habitats and wildlife, and have implications for the delivery of Council services and social



4.15 Whilst there is a major task involved in adapting existing infrastructure, buildings and spaces for climate change, it is important that new development is already adapted, or adaptable for climate change. Addressing adaptation at the outset of a development project is easier and more economical than retrofitting solutions. To initiate this process, the Council will begin to seek climate risk and vulnerability assessments to be submitted with relevant proposals (initially for Major Development proposals). Information on what proposals this will be applicable to and the required content of the assessment will be set out in planning guidance.

4.19 The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Flood Risk Assessments will be required and what issues they require to cover.

POLICY 8 - CLIMATE CHANGE ADAPTATION

Where required by planning guidance, Major Developments are to be accompanied by a Climate Risk and Vulnerability Assessment.

Managing Flood Risk

4.16 Flooding can affect local communities by damaging properties, disrupting transport networks and putting public safety at risk. Inverclyde's waterfront location makes the area susceptible to coastal flooding, whilst the topography means that surface water flowing down the hillsides can combine with local burns to cause flooding events. During high tides or in stormy conditions, river and surface water flooding can also combine with coastal flooding to increase the impacts of flooding events.

4.17 With climate change predicted to raise sea levels and increase the frequency of heavy rain and extreme weather events, it is likely that the risk of river, coastal and surface water flooding will increase.

4.18 The Local Flood Risk Management Plan for the Clyde and Loch Lomond Local Plan District for 2016-2022 sets out the schemes required in Inverclyde to reduce and manage flood risk. It includes schemes on Coves Burn in Gourrock, Bouverie Burn in Port Glasgow, Cartsburn in Greenock, Gotter Water in Quarrier's Village and Glen Mosston Burn in Kilmacolm, and other measures including the development of a surface water management plan and raising awareness of flood risk. These schemes will be completed by 2022 apart from Coves Burn that did not meet the cost benefit analysis. An integrated catchment study of areas in Inverclyde has been completed as part of the Plan. This highlights areas of flood risk and areas that will be prioritised in future Local Flood Risk Management Plans.

POLICY 9 - MANAGING FLOOD RISK

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);**
- b) increase the level of flood risk elsewhere; and**
- c) reduce the water conveyance and storage capacity of a functional flood plain.**

The Council will support, in principle, the flood risk management schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.

Surface and Waste Water Drainage

4.20 Surface water is a significant cause of flooding in Inverclyde, and can also impact on water quality by carrying pollutants into local burns and rivers. For sustainability and to prevent sewer flooding, Scottish Water will not normally accept any surface water connections into its combined sewer system. Many new developments now require to include Sustainable Drainage Systems (SuDS). These systems can also provide an opportunity for enhancing local biodiversity by creating ponds and wetlands, which slow water flow and filter out pollutants. It is also important that waste water (effluent) from new development is appropriately drained and treated in order to protect public health, amenity and environmental resources. In the majority of cases new development will be required to connect to the public sewer.

4.21 The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Drainage Impact Assessments will be required and the issues they require to cover.

POLICY 10 - SURFACE AND WASTE WATER DRAINAGE

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- a) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- b) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.



Fergusons shipyard and Gourrock Ropeworks, Port Glasgow

CONNECTING PEOPLE AND PLACES

Introduction

5.1 Inverclyde has excellent transport connections with the A8 and A78 trunk roads running through the area, and it has two train lines with thirteen stations, all of which connect Inverclyde with the rest of the Glasgow City Region and beyond. A number of bus companies also operate across Inverclyde, while four ferry services provide connections to various locations in Argyll and Bute. Inverclyde is also connected by a comprehensive core path network and National Cycle Network routes NCN75 and NCN753, which provide active travel connections to Renfrewshire, Glasgow and Ayrshire.

5.2 Transport is critical to the prosperity and sustainability of our communities. Economic activity and growth relies on a transport network that enables people and goods to move efficiently around Inverclyde, Scotland and to international markets. Also important is the need to tackle climate change by cutting transport emissions, which requires an approach that reduces the need to travel by unsustainable modes such as the car and prioritises sustainable travel choices.

5.3 Planning can improve connectivity and promote sustainable travel by locating new development near active travel and public transport networks, thereby giving people the choice of walking, cycling or using public transport. It is also important to identify where additional transport infrastructure and services are needed to support new development and ensure that developers contribute toward its provision. Supporting new transport technologies, including the provision of charging points for electric vehicles, will also help reduce carbon emissions.

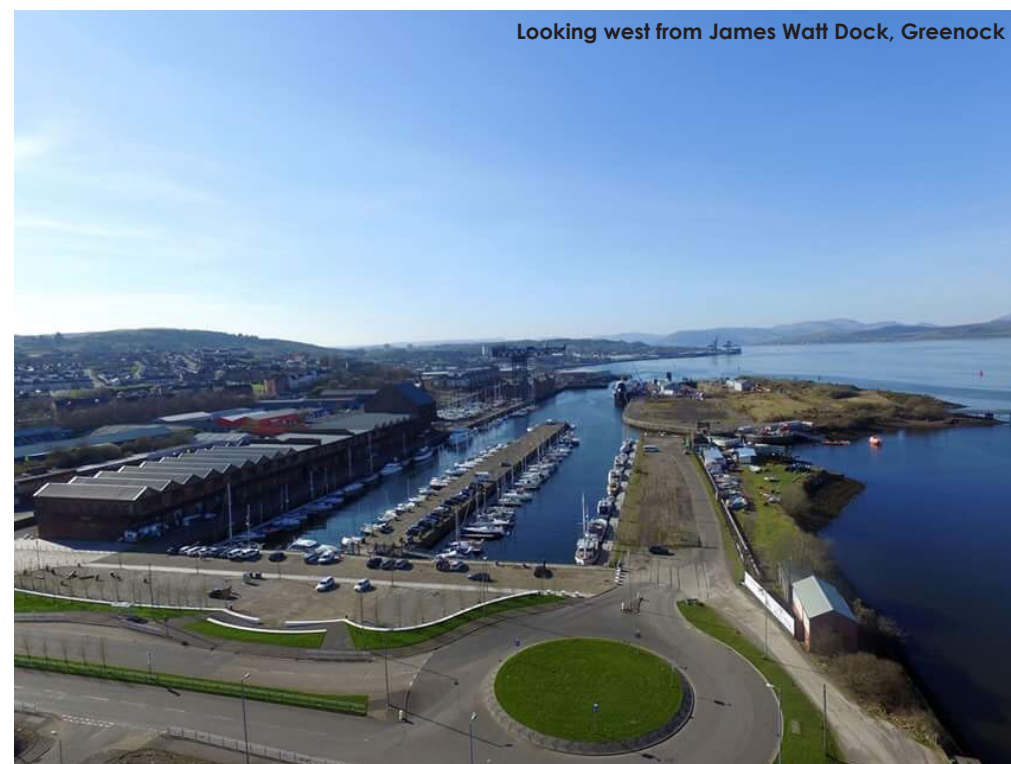
5.4 Good digital connectivity allows businesses to reach their markets, and people to keep in touch and work flexibly, wherever they are.

Promoting Sustainable and Active Travel

5.5 The Council aims to ensure that new housing, business and industry, retail, and other commercial and community development promotes the vision, priorities and outcomes set out within the National Transport Strategy (NTS2), including the sustainable travel hierarchy: walking, cycling, public transport and cars. It will seek to achieve this through a spatial strategy that directs the majority of development to sustainable locations and requires proposals, proportionate to their scale and proposed use, to make new development accessible by walking and cycling, both internally and, where practicable,

through links to the external path and footway network. For larger sites, where sufficient passenger numbers might be generated, the road network will be required to be accessible by public transport, although it is recognised that the provision of services will be a commercial decision for operators, with funding support occasionally available. The installation of electric vehicle charging infrastructure is a requirement in new developments, as set out in the Energy Supplementary Guidance.

5.6 At the Main Issues Report stage, suggestions of improvements to transport infrastructure were received including the need for additional car parking in Kilmacolm village centre. Future developments of the transport network are to be investigated and included if required in the Local Transport Strategy. The Active Travel Strategy (2018) established preferred improvements to Inverclyde's active travel routes. These strategies will identify improvements to the transport network in order to make it more efficient and promote sustainable travel. Included projects will be supported in principle, subject to consideration and mitigation of the impact of the schemes on the development opportunities and places protected by this Plan.



Looking west from James Watt Dock, Greenock

POLICY 11 - PROMOTING SUSTAINABLE AND ACTIVE TRAVEL

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, links to the wider walking, cycling network and public transport network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Managing the Impact of Development on the Transport Network

5.7 Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. In order to identify any potential capacity issues on the strategic road network (i.e. A8 & A78), the Council consulted Transport Scotland on the development opportunities identified in the Plan. Transport Scotland indicated that it is not considered there will be a significant cumulative impact on the trunk road network as a result of new development, but that the potential impact of individual proposals on the trunk road network may still require to be considered, and where appropriate, mitigated.

5.8 To ensure that the road network continues to operate efficiently, the Council has standards in place for road development and parking, which new development is expected to comply with. This may require additional improvements to the transport network outwith the actual development site.

Where this is the case, developers will be required to meet these costs.

POLICY 12 - MANAGING IMPACT OF DEVELOPMENT ON THE TRANSPORT NETWORK

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards. Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.



Gourock Railway Station

Air quality

5.9 The Council carries out regular air quality monitoring at 17 sites across Inverclyde. As at 2021, Inverclyde does not have any Air Quality Management Areas. The Council is currently working with Strathclyde Partnership for Transport (SPT) to reduce emissions from road traffic and support the development of projects that improve traffic management and accessibility.

5.10 Some developments can directly affect air quality or change travel patterns in such a way that air quality is affected. In these instances the Council will expect an Air Quality Assessment to be undertaken and mitigation measures to be implemented.

POLICY 13 - AIR QUALITY

Development that could have a detrimental impact on air quality, or would introduce a sensitive receptor to an area with poor air quality, will be required to be accompanied by an Air Quality Assessment, which identifies the likely impacts and sets out how these will be mitigated to an acceptable level.

Communications Infrastructure

5.11 Inverclyde has good digital connectivity, with 4G mobile and superfast broadband coverage available across the majority of the area. This is of benefit to the economy and social networks and contributes towards it being an attractive place to live and invest.

POLICY 14 - COMMUNICATIONS INFRASTRUCTURE

The Council will support new digital communication infrastructure where it is sited to avoid adverse impact on: the streetscape; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places, and natural and open spaces chapters.

SPATIAL DEVELOPMENT STRATEGY

OUR TOWNS, VILLAGES AND COUNTRYSIDE

Introduction

6.1 Inverclyde's mix of densely populated urban areas, coastal and rural villages, and isolated countryside over a relatively small area of 62 square miles is unique to the west of Scotland.

6.2 Greenock is the largest town with an estimated population of approximately 43,000 (2016). It is Inverclyde's main administrative centre, with the Council and the Health and Social Care Partnership based in the town centre, along with West College Scotland's Greenock campus and is also the main retail and commercial centre. It has an active waterfront, with marine uses operating out of Inchgreen, James Watt Dock, the East India and Victoria Harbours, and a busy freight and cruise ship port at Greenock Ocean Terminal. Electronic and service companies operate from business locations around the town. Complementing the residential and business areas of Greenock are some of Inverclyde's most popular greenspaces such as Battery Park, Lyle Hill and Greenock Cemetery.

6.3 Port Glasgow is the second largest town with an estimated population of approximately 15,000 (2016). The central area has seen significant investment in recent years through the redevelopment of the former Scott Lithgow shipyard and the re-routing of the A8 trunk road, which together have enabled the development of modern format retail units as part of an extended town centre and the development of over 400 new houses in the former Kingston yard area. Ferguson Marine continues a proud history of shipbuilding in Port Glasgow, with Port Glasgow Industrial Estate and the Kelburn Business Park being the town's other main employment locations.

6.4 Gourock has an estimated population of approximately 10,000 (2016). The town centre has been remodelled to ease traffic and parking congestion on the traditional-style Kempock Street, which is home to a number of independent traders and draws in visitors from across Inverclyde and beyond. The town centre has also benefitted from investment in the train station and outdoor swimming pool. Gourock has two ferry terminals providing links to different locations in Argyll. Outwith the town centre, it is predominantly residential, with the Faulds Park area being the main employment location.

6.5 Inverkip has a traditional village centre based along Main Street with a new commercial and community centre built at its eastern extent. The village has an estimated population of approximately 3000 (2016) having expanded significantly since the 1980s as a result of the Swallow Brae and Hill Farm housing

developments. Kip Marina, which sits across the A78 from the main village, is a busy leisure marina, offering access to the Firth of Clyde sailing waters.

6.6 Wemyss Bay, with a population of around 2500 (2016), has one of Scotland's finest railway buildings, which serves as both the terminus for the Glasgow-Wemyss Bay railway line and the terminal for ferry services to the Isle of Bute. The village has a mix of traditional predominantly red sandstone buildings and more modern housing in the Castle Wemyss area. To the north of Wemyss Bay lies the site of the former Inverkip Power Station, now demolished.

6.7 Kilmacolm, which has a population of approximately 4000 (2016), is nestled in the countryside but within commuting distance of Inverclyde's towns and the Glasgow conurbation. Its Victorian centre is home to a variety of independent businesses and to Kilmacolm community centre and library, which provides modern facilities in carefully converted historic buildings. Kilmacolm is characterised by green wedges, such as Milton Wood, which bring the countryside into the heart of the village. St Columba's, an independent, non-denominational day school, is located within Kilmacolm.

6.8 Quarrier's Village was developed as an orphans' village in the 19th century and is still the headquarters of the Quarriers charity, although much of it is now in general residential use. The original 'Quarrier's Homes' are now part of a conservation area, while there has been some modern development, including around the former Bridge of Weir hospital, which sits to the east of the main village. Quarrier's Village has an estimated population of 700 (2016).

6.9 Inverclyde's countryside ranges from urban fringe land providing easy access to the countryside, through highly productive agricultural land to isolated and rarely disturbed moorland. It is dotted by reservoirs and lochs, and crisscrossed by burns and rivers. There is an extensive path network, and much of the Inverclyde countryside is part of the Clyde Muirshiel Regional Park, making it an excellent recreational resource. Although mainly covering upland areas, the Park extends to the coast at Lunderston Bay, which is a popular beach area.

6.10 The Council's preferred location for new development is within the existing towns and villages, particularly where this re-uses previously developed land.

Green Belt and Countryside

6.11 The pattern of development within Inverclyde has been very much shaped by its geography, with a densely developed coastal strip giving way to a sparsely developed rural hinterland. This has been reinforced through the years by a planning strategy that has sought to contain development within the built up area and minimise development in the Green Belt and Countryside. The benefits of this strategy have been a focus on the regeneration and renewal of the urban areas, the placing of development into sustainable locations close to existing services and infrastructure, and the protection of our rural environment. This has been achieved through policies which direct development to existing towns and villages, and restrict development in the Green Belt and Countryside to appropriate types and locations. This approach is supported by national policy and Clydeplan and remains appropriate. Proposals for the development of small scale residential development (1-3 houses) will also be assessed against Policy 20.

POLICY 15 - GREEN BELT AND THE COUNTRYSIDE

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Soils

6.12 Inverclyde has a rich variety of soil types, ranging from prime/good quality agricultural land around Quarriers Village and Inverkip to carbon rich peatland on Duchal Moor. Soil is recognised as an important natural resource, with agricultural land important for food production and the rural economy. It also supports and influences a range of habitats, stores carbon, and helps prevent and reduce flooding by storing water.

POLICY 16 - SOILS

Development on prime agricultural land will only be supported if:

- a) it is on land allocated for development in this Local Development Plan or meets a need identified in the Strategic Development Plan;
- b) there is a specific locational need for the development;
- c) it is for small scale development directly linked to a rural business; or
- d) it is for renewable energy generation or mineral extraction, and the proposals include provision for the site to be returned to its former status.

Development should avoid the unnecessary disturbance of peat and carbon-rich soils. Best practice must be adopted in the movement, storage, management and reinstatement of peat and carbon-rich soils.

Where peat and carbon rich soils are present on an application site, a depth survey must be undertaken which demonstrates that areas of deep peat have been avoided as far as is possible. A peat management plan must also be produced, detailing mitigation measures which demonstrate that the unnecessary disturbance, degradation or erosion of peat will be avoided. It will also need to be demonstrated that adverse impacts on the soil resource during the construction and operational phases of a development will be minimised and the development will not result in a net increase in CO2 emissions over its lifetime.

Brownfield Land

6.13 Inverclyde has a significant supply of brownfield land within the urban area, including 155.27ha of vacant and derelict land, with 61% identified as vacant and 39% derelict. The vacant and derelict land supply, and the supply of brownfield land more broadly, is mainly comprised of former industrial sites and social housing sites that have been demolished as part of an ongoing renewal program, with a number of the larger sites being vacant or derelict for over 20 years.

6.14 In line with Scottish Planning Policy, the Clydeplan Strategic Development Plan and the Inverclyde Outcome Improvement Plan, the Local Development Plan prioritises brownfield redevelopment as it contributes to the regeneration of our local areas, improves environmental quality, is an efficient use of land, provides an opportunity to remediate contaminated sites, and is often located in close proximity to key infrastructure networks.

6.15 The Council is particularly keen to support brownfield redevelopment as recent research has shown that vacant and derelict land in particular has a significant negative effect on local communities, economic development and environmental quality. For example, proximity to vacant and derelict land can adversely affect people's physical and mental health and community wellbeing, with increased effects in areas of higher deprivation. It has also been shown that proximity to vacant and derelict land negatively impacts developer perceptions and confidence, which has knock on effects for economic development.

6.16 The Council actively encourages and will support appropriate temporary greening uses on brownfield land. A range of uses will be considered, including but not limited to biodiversity projects, growing spaces, community gardens and recreation resources. The Council will also support advanced structure planting to create a landscape framework for future development.

6.17 Inverclyde has a proud tradition of industrial activity, stretching from its heavy industrial past of shipbuilding to the more recent manufacturing of electronic equipment and components. Many of these industries developed at a time when environmental standards were not as stringent as they are now, and this has resulted in a number of sites across Inverclyde that are potentially contaminated. When a new use is proposed for a site it is essential that any contamination is treated to ensure that the new use can operate safely. Guidance on site investigations and remediation measures is contained in the Scottish Government's Planning Advice Note 33 'Development of contaminated land'.

POLICY 17 - BROWNFIELD DEVELOPMENT

The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.

Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that are acceptable to the Council and ensure that the site can be made suitable for the proposed use.



OUR HOMES AND COMMUNITIES

Introduction

7.1 Repopulation is a priority of the Inverclyde Outcomes Improvement Plan. Whilst the reasons for population changes are varied and complex, the availability of good quality housing in places where people want to live is a significant factor. Inverclyde offers a wide range of housing including Victorian villas, marina-side living, waterfront flats and historic building conversions. New build homes for owner occupation provide additional choice for existing and new residents, and housing associations continue to make significant investment in building new houses and investing in existing stock. Whilst there has been demolition of unpopular housing, areas of low-demand housing remain, which the Council and housing associations are continuing to address. The Council is committed to ensuring that the housing available within Inverclyde meets the needs of existing and new residents, and through this Plan will make sufficient land available to meet housing need and demand, and protect and improve the attractiveness of existing residential areas.

Land for Housing

7.2 The 2017 Clydeplan Strategic Development Plan establishes the housing supply target and housing land requirement for the Inverclyde area for the periods 2012 to 2024 and 2024 to 2029. The housing supply target is a policy view of the number of homes a planning authority has agreed will be delivered in housing market areas taking into account a range of factors. The housing land requirement, is based on the housing supply target, but enhanced by a generosity allowance (15%) to ensure that sufficient land is identified to enable the housing supply target to be delivered. A housing supply target and housing land requirement is set for different tenures (affordable and private housing) and market areas (Inverclyde and Renfrewshire, which includes part of Inverclyde), as well as the Council area as a whole. The Inverclyde housing market area for private housing sits wholly within the Inverclyde local authority area and contains the main urban area of Greenock, Port Glasgow and Gourock, as well as Inverkip and Wemyss Bay. The Renfrewshire housing sub market area for private housing contains Kilmacolm and Quarrier's Village, the Renfrewshire local authority area, and part of East Renfrewshire.

7.3 As the expected adoption date of this Plan is 2022 and Scottish Planning Policy states that local development plans should allocate land to meet the housing land requirement up to 10 years from the date of adoption, this plan also has to set the housing land requirement to 2032. For the 2029 to 2032 period, the plan sets a zero housing land requirement. This is owing to the generosity

and ambition of the housing land requirement to 2029 meaning that it is not considered necessary for this Plan to identify additional land for the 2029-2032 period. This position will be reviewed in future plans.

7.4 As there have already been housing completions between 2012, which is the base year of the housing land requirement, and 2019, which is the date of the most recent finalised housing land audit, Table 1 sets out the balance of the housing land requirement that remains to be met after these completions are taken into account. This is established for the Council area as a whole for affordable and private housing and for the different housing market areas for private sector housing (**Table 1**).

TABLE 1: Housing Land Requirement in Inverclyde

	Inverclyde Local Authority Area			Inverclyde Housing Market Area	Renfrewshire Housing Sub Market Area	Renfrewshire Housing Sub Market Area (Inverclyde part)	
	Affordable	Private	All Tenure	Private	Private	Private	
A	Housing Land Requirement 2012-24	1,270	2,360	3,630	2,220	8,160	140
B	Completions 2012-2019	441	604	1,045	601	3,872	3
C	Balance of Housing Land Requirement 2019-2024 (A-B)	829	1,756	2,585	1,629	4,288	137
D	Housing Land Requirement 2024-2029	460	980	1,440	920	2,030	60
E	Housing Land Requirement 2029-2032	0	0	0	0	0	0
F	Housing Land Requirement 2024-2029/32 (D+E)	460	980	1,440	920	2,030	60

7.5 As well as providing land to meet the housing land requirement, the Council is required to maintain a five-year effective housing land supply at all times. This is calculated by a pro rata division of the Clydeplan Housing Land Requirement. Table 2 sets out the 5 year requirement for the 2021-2026 period.

TABLE 2: 5 year supply of effective housing land requirement

		Inverclyde Local Authority Area			Inverclyde Housing Market Area	Renfrewshire Housing Sub Market Area	Renfrewshire Housing Sub Market Area (Inverclyde part)
		Affordable	Private	All Tenure	Private	Private	Private
G	Housing Land Requirement 2012-29	1,730	3,340	5,070	3,140	10,190	200
H	Annual Housing Land Requirement (G/17)	102	196	298	185	599	12
J	5 year requirement (H*5)	509	982	1,491	924	2,997	59

7.6 Schedule 3 sets out the land identified for housing in this Plan. This is based on sites included in the 2019 Housing Land Audit and new allocations made by this Plan. The 2019 Housing Land Audit is the most recent finalised audit and forms the base year for the housing land calculations informing the preparation of this Plan. It has been updated to take account of actual completions in 2019/20, the projected completions set out in the 2021-2026 Strategic Housing Investment Plan, and comments submitted by Homes for Scotland at the Main issues Report stage. The Housing Land Technical Report 2021 provides detail of the land allocated for housing.

7.7 The Council is required to maintain a 5-year effective land supply at all times, and will monitor its land supply through an annual housing land audit to ensure it is doing so. If additional housing land is required, Policy 18 sets out the criteria against which proposals will be assessed.

7.8 The Council supports, in principle, the development of housing on the sites identified in Schedule 3, subject to assessment against relevant Supplementary Guidance and other policies of the Plan. Housing development on other appropriate sites within the residential areas and town and local centres will also be supported, subject to the same assessment. All housing development will be assessed against Supplementary Guidance on Design Guidance for New Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure through New Development.

7.9 Owing to the land identified and being delivered for affordable housing in Inverclyde, it has been concluded there is no longer a need for the Local Development Plan to have a policy seeking a contribution of affordable housing from private housing development sites across the whole of Inverclyde, as owing to More Homes Scotland funding and the quantity of land available to housing associations, affordable housing requirements can be met without contribution from private sector sites. However, it is recognised that within the Inverclyde villages (Kilmacolm, Quarrier's Village, Inverkip and Wemyss Bay) there is limited supply of affordable housing available and no land identified for affordable housing development. Therefore, in order to increase the supply of affordable housing, there will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be affordable.

POLICY 18 - LAND FOR HOUSING

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure Through New Development.

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and the following criteria:

- a) a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- b) there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;
- c) that the proposal is for sustainable development; and
- d) evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

Individual and Small Scale Housing Development in the Green Belt and Countryside

7.10 The Council has a planning strategy that seeks to direct residential development to existing built up areas, and minimise the encroachment of development into the Green Belt and isolated development in the Countryside. This is a sustainable approach in terms of reducing the need to travel and making use of existing infrastructure, whilst also supporting urban regeneration and protecting the rural environment. However, the Council does recognise the need for some new houses in the Countryside for operational or economic reasons, and that the reuse of existing houses and buildings can offer an opportunity for residential development that does not have an impact on the

countryside environment. Policy 19 is applicable for proposals for up to 3 houses in the Green Belt or Countryside.

POLICY 19 – INDIVIDUAL AND SMALL SCALE HOUSING DEVELOPMENT IN THE GREEN BELT AND COUNTRYSIDE

Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- a) where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;
- b) where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;
- c) demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;
- d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or
- e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.

Residential Areas

7.11 Inverclyde contains many successful residential areas, and it is important for the Council's repopulation agenda that these remain attractive places to live. The Council will therefore support resident's proposals to improve their

properties where these proposals do not have an unacceptable impact on their neighbours' enjoyment of their own properties, the appearance of the surrounding area or traffic and pedestrian safety. New houses will also be supported in existing residential areas where the impact on existing houses is acceptable, and the design and layout of the new houses are in keeping with their surroundings. Likewise, appropriate non-residential development can also enhance residential areas as a place to live, but needs to be considerably located, designed and operated to avoid unacceptable impact on nearby houses. Proposals for the development or use of premises for home-working, live-work units, micro-businesses and community hubs will also be supported, subject to there being no unacceptable impacts.

for wheelchair users, as outlined in Housing for Varying Needs (HfVN) (column 'B' in 'Summary of Design Criteria') and that local authorities are strongly encouraged to include the design criteria indicated as 'desirable' (column 'D' in 'Summary of Design Criteria') wherever possible.

7.14 The Council recognises the practical difficulties that a wheelchair accessible housing target may cause private sector housebuilders with regard to the design of developments and marketing of wheelchair accessible housing. It will work with developers to confirm and identify demand for wheelchair accessible housing on development sites. Developers are encouraged to make early contact with the Council in this regard.

POLICY 20 - RESIDENTIAL AREAS

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

POLICY 21 - WHEELCHAIR ACCESSIBLE HOUSING

The Council will seek the provision of 5% wheelchair accessible housing on new build development sites of 20 or more units. Developers will be required to demonstrate that they have considered the demand for and provision of wheelchair accessible housing if they are seeking an exemption from this requirement.

Wheelchair Accessible Housing

7.12 The Council's Local Housing Strategy 2017-2022 includes a target for 3% of new build social housing to be wheelchair accessible. Delivery of this target is being achieved through sites identified in the Strategic Housing Investment Plan. The Scottish Government's More Homes Division issued guidance in March 2019 relating to the setting of wheelchair accessible housing targets for housing of all tenures in Local Housing Strategies. The Council's next Local Housing Strategy is due in 2022. In advance of that, the 2020 update of the Local Housing Strategy refers to extending the target for wheelchair accessible homes across all tenures, and also refers to the Specialist Provision Review that is being undertaken by the Council. Early work on that exercise, using the 'Still Minding the Step' methodology identified an estimated unmet need of 266 households with unmet wheelchair accessible housing need, rising to 456 households by 2026. To address this, the Specialist Housing Review recommends a 5% target for wheelchair accessible housing in new build developments across all tenures. It is considered that the application of this target would only be practical on sites of 20 or more houses.

7.13 The Scottish Government guidance from March 2019 states that in relation to this target, home suitable for wheelchairs users to live in should as a minimum comply with the design criteria indicated as a 'basic' requirement

Community Facilities

7.15 Since 2004, the Council has invested £270m in rationalising and improving its schools estate, with, at 2016, the condition of all school buildings being rated Good or Satisfactory. Investment in the schools estate, including early years' provision, continues. The new Greenock Health Centre on Wellington Street opens in 2021, contributing to the regeneration of the Broomhill area.

7.16 The Council and Inverclyde Leisure fund and manage a range of community facilities around Inverclyde, and continually monitor the use and condition of these properties. As communities change so do the requirements for community facilities, and it may be that over the lifetime of this Plan some existing community facilities will fall out of use, whilst new ones will become required. The Council recognises the value of community facilities and will support the provision of new facilities in appropriate locations. Currently proposed facilities are listed in Schedule 5. The Council will also consider the ongoing requirement for community use of any community facility for which a change of use is proposed. Inverclyde's cultural and performance venues, some of which are run as commercial ventures, also serve a community function. Venues such as the Beacon Arts Centre, the Albany, Waterfront Cinema, the Watt Institution, and the Scottish Fire and Rescue Service Museum and Heritage

Centre, all in Greenock, and Port Glasgow Town Hall all contribute to the cultural and community life of Inverclyde.

7.17 New housing development can increase usage of community infrastructure such as schools, sometimes resulting in new or extended infrastructure being required. In such circumstances, the Council considers it reasonable to seek a financial contribution from the developers of new housing towards the cost of the new infrastructure required as a result of the development. The Council will prepare Supplementary Guidance setting out the types of community infrastructure developer contributions will be sought for, in what circumstances they will be sought, and the level of contribution that will be sought. With regard to educational requirements, the Planning Service liaises with Education colleagues on the implications of new housing development on schools through the annual housing land audit and during the Plan preparation process. Current analysis indicates that proposed development could lead to pressure on pupil capacities in the following: St Columba's High School and Wemyss Bay, St Andrew's, Aileymill and St Ninian's primary schools.

POLICY 22 - COMMUNITY FACILITIES

Proposals for the new community facilities identified in Schedule 4 will be supported. Community facilities in other locations will be supported where the location is appropriate in terms of avoiding adverse impact on the amenity and operation of existing and surrounding uses, and where it can be reached conveniently by walking, cycling or public transport by its proposed users.

Proposals that would result in the loss of a community facility (including cultural/performance venues) will need to demonstrate that the facility is no longer required for the existing or an alternative community use.

The Council will produce Supplementary Guidance setting out the circumstances under which it will seek financial contributions from the developers of new housing towards new or extended community infrastructure required as a result of that housing development.



Housing under construction - James Watt Dock, Greenock

SCHEDULE 3: Housing development opportunity sites

Site Ref	Site/Address	Remaining / Indicative Capacity	Notes	Site Ref	Site/Address	Remaining / Indicative Capacity	Notes
<u>INVERCLYDE HOUSING MARKET AREA</u>				<u>GREENOCK</u>			
<u>PORT GLASGOW</u>				R14	James Watt Dock (East)	137	Development started – not shown on Proposals Map
R1	Slaemuir (various sites)	64	Development started – not shown on Proposals Map	R15	James Watt Dock/ Garvel Island	900	James Watt Dock/Garvel Island Priority Place
R2	Arran Avenue, Park Farm	115		R16	Sinclair Street	12	
R3	Former Broadfield Hospital	54	Development started – not shown on Proposals Map.	R17	Carwood Street	31	
R4	Woodhall	140	Port Glasgow Eastern Gateway Priority Place	R18	East Crawford Street	40	
R5	Southfield Avenue (former St. Stephen's Sch.)	224	Development started – not shown on Proposals Map	R19	Ratho/MacDougall Street	100	
R6	Dubbs Road (former Boglestone Clinic)	24	Development started – not shown on Proposals Map	R20	Cardross Crescent (former King's Glen School)	57	Development started – not shown on Proposals Map
R7	Port Glasgow Industrial Estate	500	Capacity increased from 200	R21	Glenbrae Road	15	New allocation 2021
R8	Dougliehill Terrace	4		R22	Whinhill	100	New allocation 2021
R9	Selkirk Road	18		R23	Gareloch Road	100	
R10	Clune Park	80	Port Glasgow Eastern Gateway Priority Place	R24	Wellington Park	120	
R11	3 Highholm Street	12		R25	Drumfrochar Road	50	Drumfrochar Road Priority Place
R12	Broadstone Ave (former Broadstone Hospital)	12	Development started – not shown on Proposals Map	R26	Mearns Street	10	New allocation 2021
R13	Lilybank Road (former Lilybank School)	16	Development started – not shown on Proposals Map	R27	Mount Pleasant Street (former Highlander's Academy)	44	Development started – not shown on Proposals Map.
PORT GLASGOW TOTAL		1,263		R28	Duncan Street (former Greenock Health Centre)	35	
				R29	Victoria/East India Harbour	240	The Harbours Priority Place

Site Ref	Site/Address	Remaining / Indicative Capacity	Notes	Site Ref	Site/Address	Remaining / Indicative Capacity	Notes
R30	25 West Blackhall Street	4	Development started – not shown on Proposals Map.	R46	Norfolk Road	10	New allocation 2021
R31	16 West Stewart Street	24		R47	Auchmead Road (former Ravenscraig Sch.)	36	Development started– not shown on Proposals Map
R32	Houston Street	20		R48	Spango Valley	420	Spango Valley Priority Place
R33	Ardgowan Square	8	Development started – not shown on Proposals Map		GREENOCK TOTAL	3,253	
R34	Union Street	130	Capacity increased from 60		<u>GOUROCK</u>		
R35	Eldon Street	22	New allocation 2021	R49	Weymouth Crescent	10	
R36	Madeira Street (former Greenock Academy)	30		R50	Kirn Drive	110	
R37	Eldon Street	60	Development started – not shown on Proposals Map.	R51	Kempock House, Kirn Drive	5	Development started– not shown on Proposals Map
R38	Lyle Road (former Holy Cross Sch.)	15		R52	McPherson Drive	22	New allocation 2021
R39	Peat Road/Hole Farm	102	Peat Road Priority Place	R53	Shore Street	8	
R40	Tay Street/Tweed Street	69	Development started – not shown on Proposals Map.	R54	Ashburn Gate	13	
R41	Davey Street	26		R55	1 Ashton Road	11	
R42	Ravenscraig Hospital	198	Development started – not shown on Proposals Map	R56	Cowal View	16	Development started– not shown on Proposals Map
R43	Auchneagh Road	28	Development started – not shown on Proposals Map.	R57	Levan Farm (Phase 3)	150	
R44	Westmorland Road	40			GOUROCK TOTAL	345	
R45	Cumberland Walk	20	New allocation 2021		<u>INVERKIP & WEMYSS BAY</u>		
				R58	The Glebe, Inverkip	32	Development started– not shown on Proposals Map
				R59	Former Inverkip Power Station	670	Inverkip Power Station Priority Place
					INVERKIP & WEMYSS BAY TOTAL	702	

Site Ref	Site/Address	Remaining / Indicative Capacity	Notes
KILMACOLM & QUARRIERS VILLAGE			
R60	Leperstone Avenue, Kilmacolm	7	Development started– not shown on Proposals Map
R61	West of Quarry Drive, Kilmacolm	78	New allocation 2021
R62	Smithy Brae, Kilmacolm	42	New allocation 2021 (part)
R63	Lochwinnoch Road, Kilmacolm	12	Development started– not shown on Proposals Map
R64	Whitelea Road, Kilmacolm	4	
R65	Former Balrossie School, Kilmacolm	64	
R66	Kaimes Grove (inc. Woodside Care Home), Quarriers Village	6	New allocation 2021 (part)
R67	Craigbet Road, Quarriers Village	9	New allocation 2021
KILMACOLM & QUARRIERS VILLAGE TOTAL		229	
INVERCLYDE TOTAL		5,792	
<p>Source: 2019 Housing Land Audit, revised to reflect actual completions, Homes for Scotland comments and the 2021-26 Strategic Housing Investment Plan. Also includes new sites and revised capacities suggested through Main Issues Report process.</p> <p>Indicative capacity: This reflects the remaining capacity on sites that have been started. Other capacities are based on planning permissions, development proposals or Council estimates. Actual capacity will be based on design-led proposals for the site based on creating a successful place. Indicative capacities should not be considered a 'target' capacity, and proposals matching the indicative capacity will not be considered acceptable if the design is not considered acceptable.</p>			

SCHEDULE 4: Community Facilities Opportunities		
Reference	Proposed Facility	Location
F1	Community centre	McLeod Street, Greenock
F2	Community learning disability hub	Brachelston Street, Greenock
F3	New cemetery capacity	To be confirmed
F4	New West College Scotland Campus	To be confirmed
F5	Kilmacolm village centre car park	To be confirmed

OUR TOWN AND LOCAL CENTRES

Introduction

8.1 Inverclyde is well served by a network of town and local centres offering a range of shops and services in easily accessible locations. These centres also serve important civic, cultural, commercial and leisure functions, and are important employment locations. Some centres have been severely impacted by the COVID-19 pandemic, with many business and facilities closed for lengthy periods in 2020 and 2021. It is obviously hoped and anticipated that these centres will return to normal over the course of this Plan period, and the paragraphs below reflect the normal operating status of these centres.

8.2 Greenock is the largest town centre drawing visitors from across the authority area and beyond. It is identified as a Strategic Centre in the Clydeplan Strategic Development Plan. It offers Inverclyde's largest concentration and selection of food and non-food shopping, and a wide range of non-retail services and businesses such as a cinema, the Waterfront Leisure Centre, the Watt Institution, the Beacon Arts Centre, the Greenock West College Scotland campus and a number of restaurants, pubs and nightclubs that provide evening activity. It is also an important employment hub, with a number of large offices located there. In this and previous Plans, Greenock is recognised as having a Central Area, which is the main focus for shopping activity, and an Outer Area, which is more service orientated. Greenock previously had a retail core identified within which there was a restriction on non-Class 1 uses (i.e. shops). In order to increase flexibility for investment, this Plan has removed that restriction. The Council has identified a number of underutilised sites and buildings in Greenock town centre including the predominantly vacant eastern wing of the Oak Mall shopping centre, the King Street car park, and the former Babylon night club and the multi-storey car park site, both on West Stewart Street. These sites are considered to have an adverse impact on the environment and perception of the town centre being a successful place. The Council is therefore keen to see these sites brought into productive use. The Council is also working with Sustrans to revitalise West Blackhall Street, Greenock town centre's main commercial street, and to improve walking and cycling connections to and through the town centre. A masterplan for Greenock town centre was prepared following a charrette in 2016. The Council will continue to investigate options for implementation of the masterplan proposals.

8.3 Port Glasgow town centre's role has changed in recent years from mainly convenience shopping for the town's residents to offering large format food and non-food shopping that draws shoppers from across Inverclyde. The Council has recently invested in improving the public realm within the town

centre's traditional core, and is undertaking renovations of the King George VI building, the town centre's oldest building. There are proposals for the installation of sculpture celebrating Port Glasgow's shipbuilding heritage in Coronation Park, adjoining the town centre. A masterplan for Port Glasgow town centre was prepared following a charrette in 2014. The Council will continue to investigate options for implementation of the masterplan proposals.

8.4 Gourock serves as a convenient centre for the residents of the town and to travellers and commuters making use of the ferry connections to Argyll and Bute. Its waterfront location including a seasonal outdoor swimming pool, traditional format and concentration of independent shops and cafes mean that it also attracts day visitors from across Inverclyde and beyond. It has benefitted from recent investment in its railway station, road network and parking facilities, and from environmental improvements along the waterfront and at the pierhead.

8.5 Local centres range from the traditional village centre of Kilmacolm, which has an attractive mix of independent traders, to the modern purpose-built local centre in Inverkip. All local centres have an important role in providing convenient services and a community focus.



Inverkip village centre

Network of Centres Strategy

8.6 Together, our town and local centres form a network with each centre serving a specific purpose and community. The Plan seeks to manage development within and outwith these centres so that they continue to complement each other for the benefit of the whole area, whilst offering healthy competition for the benefit of customers. It does this by directing appropriate uses to the network of centres in preference to other locations and by controlling development that would have an unacceptable impact on centres within the network. This is consistent with the 'sequential approach' set out in paragraph 68 of Scottish Planning Policy. The Plan recognises and seeks to safeguard Greenock as the main town centre within Inverclyde. Residential development is encouraged within the network of centres as it contributes to footfall, activity and security.

POLICY 23 - NETWORK OF CENTRES STRATEGY

The preferred locations for the uses set out in Schedule 5 are within the network of town and local centres identified in Schedule 6. Proposals which accord with the role and function of the network of centres as set out in Schedule 6 and the opportunities identified in Schedule 7 will be supported. Proposals for Schedule 6 uses outwith the network of centres or not conforming with the role and function of a particular centre will only be supported if it can be demonstrated that:

- a) there is not a suitable sequentially preferable opportunity;
- b) there will not be an unacceptable impact on the vibrancy, vitality or viability of other centres within the network of centres; and
- c) there are clear community or economic benefits that can be best achieved at the proposed location.

Proposals for Business (Class 4), residential and hotel uses will also be supported in town and local centres.

SCHEDULE 5 – Uses Directed to the Network of Centres

Shops (Class 1)
Financial, professional and other services (Class 2)
Food and drink (Class 3)
Non-residential institutions (Class 10)
Assembly and leisure (Class 11)
Amusement arcade/centre (Sui generis)
Betting office (Sui generis)
Beautician/Nail bar (Sui generis)
Hot food takeaway (Sui generis)
Pay day loan shop (Sui generis)
Public house (Sui generis)
Tattoo parlour (Sui generis)
Taxi/private hire office (Sui generis)
Theatre (Sui generis)
Other uses most closely associated with, or most appropriately located within town or local centres.

(Descriptions in brackets as per Town and Country Planning (Use Classes)(Scotland) Order 1997 (as amended))

SCHEDULE 6 – Network of Centres Strategy

Centre	Status	Role and function
Greenock	Strategic Centre	Greenock Central Area is the preferred location for new retail development over 1,000 square metres. New retail development in the Greenock Outer Area should not exceed 1,000 square metres. Greenock town centre is the preferred location for other Schedule 5 uses with an Inverclyde-wide catchment.
Port Glasgow Gourock	Town Centre	Second preferred locations for new retail development over 1,000 square metres. Preferred location for other Schedule 5 uses with whole town catchments
The Cross, Kilmacolm Dubbs Road, Pt Glasgow Sinclair Street, Greenock Lyndedoch Street, Greenock Barrs Cottage, Greenock Cardwell Road, Gourock Kip Park, Inverkip Ardgowan Road, Wemyss Bay, Inverkip Power Station* Spango Valley, Greenock* * proposed local centre as part of comprehensive masterplan	Local centre	New retail development should not exceed 1,000 square metres Preferred location for other Schedule 5 uses serving a local catchment.
Local facilities		Proposals for new Schedule 5 uses outwith the town and local centres shall not exceed 250 square metres in total.

SCHEDULE 7 – Network of Centres Opportunities

Reference	Centre	Site/Location
C1	Greenock Town Centre	15 Nelson Street
C2	Greenock Town Centre	16 West Stewart Street
C3	Greenock Town Centre	25 West Stewart Street
C4	Greenock Town Centre	Oak Mall eastern wing
C5	Inverkip Local Centre	Main Street
C6	Inverkip Power Station	New local centre
C7	Spango Valley, Greenock	New local centre
C8	Gourock	Shore Street



Port Glasgow Town Centre



Grey Place, Greenock

Network of Centres Sui Generis uses

8.7 Inverclyde's town and local centres are home to a wide variety of uses. Their central locations and high level of passing trade make them an obvious place for commercial businesses to locate. The Use Class Order (1997) divides different types of land and property uses into different classes, and sets out when planning permission is needed to allow changes of use between the different classes. Some of the Use Classes relate to uses that would normally be found in town and local centres, such as Shops and Food & Drink. Other uses are known as sui generis (meaning 'of its own kind') and do not sit within a particular Use Class. These are often uses which the planning system seeks to keep a tighter control on for reasons of amenity or well-being.

POLICY 24 – NETWORK OF CENTRES SUI GENERIS USES

Proposals for the Sui Generis uses listed in Schedule 6 and any other Sui Generis uses proposed within the network of centres will be assessed with regard to:

- a) whether there would be an unacceptable impact on the amenity and operation of existing and surrounding uses;
- b) whether the proposal will result in a concentration of a particular use or uses that would be to the detriment of the centre's vibrancy, vitality or viability, and the wellbeing of the community;
- c) the contribution the proposal would make to the vibrancy, vitality and viability of the centre by way of increasing footfall or making use of a vacant unit; and
- d) the availability and suitability of other locations within the centre.

OUR JOBS AND BUSINESSES

Introduction

9.1 Inverclyde has seen a significant economic shift in the last 30 years, most notably from a manufacturing to a service based economy. The presence of national and multi-national employers present in Inverclyde evidences the current diversity with service-based companies such as RBS, EE, and Amazon operating alongside maritime-related employers such as Ferguson Marine and Caledonian MacBrayne. Small and medium enterprises in sectors including life sciences, food and drink manufacture, and auto-related services are also a key source of employment. Retail and financial and professional services are big employers in our town centres. The public and third sectors are also important employers. City Deal investment in a dedicated cruise ship berth at Greenock Ocean Terminal also highlights the growing importance of tourism in Inverclyde's economy.

Business and Industrial Areas

9.2 Inverclyde's varied economy is served by a range of industrial areas, including waterside locations that have long served maritime-related industry, post-war industrial estates, and the former Enterprise Zones where the area's service industries have located. More recently there has been investment in new industrial units at Kelburn Business Park in Port Glasgow and high quality offices at Riverside Business Park in Greenock. Scarlow House in Port Glasgow, the Municipal Buildings in Gourrock and Custom House in Greenock have all recently been renovated to provide centrally located office space.

9.3 Inverclyde Waterfront is identified as a Strategic Economic Investment Location by the Clydeplan Strategic Development Plan. This includes Inchgreen in Greenock (City Deal site) for renewable and specialist marine services and Carlsdyke for business and financial services. Greenock Ocean Terminal (City Deal site) is identified by Clydeplan as a Strategic Freight Transport Hub. The Council continues to recognise the economic value of its ports, harbours and docks, and seeks to retain the existing or potential value of these areas for maritime-related industry, except where a masterplan associated with this Plan has identified an alternative use.

9.4 The Plan recognises that as Inverclyde's economy has changed so too has demand for the type and location of business and industrial premises. In older industrial estates there are clusters of underused properties and vacant land. The Plan identifies these areas for economic mixed use, where uses that would either contribute to permanent employment creation or clearly support the operation of existing businesses are supported.

POLICY 25 - BUSINESS AND INDUSTRIAL AREAS

Proposals for development within the business and industrial areas identified on the Proposals Map will be assessed against the following strategy:

STRATEGIC ECONOMIC INVESTMENT LOCATIONS

Areas identified under 25(a) on the Proposals Map are promoted and safeguarded for business and financial services.

Inchgreen (25(b) on the Proposals Map) is promoted and safeguarded for marine related business and industry.

STRATEGIC FREIGHT TRANSPORT HUB

Greenock Ocean Terminal (25(c) on the Proposals Map) is safeguarded for freight transport and cruise liner activity.

LOCAL BUSINESS AND INDUSTRIAL AREAS

Areas identified under 25(d) on the Proposals Map are safeguarded for business, general industrial, and storage/distribution uses (Class 4, 5 and 6).

Other uses may be supported within areas 25(a)-(d) where it is clearly demonstrated that they:

- a) are ancillary to the safeguarded use
- b) will not prevent the future development of the site for the safeguarded use

ECONOMIC MIXED USE AREAS

The areas identified as 25(e) on the Proposals Map will be safeguarded for business, general industrial, and storage/distribution uses (Class 4, 5 and 6); and other uses, which would either contribute to permanent employment creation or clearly support the operation of existing businesses.

PORTS, HARBOURS AND DOCKS

Port, harbour and dock facilities will be safeguarded from development that would adversely impact on their existing or potential maritime related use, except where the area has been identified for alternative uses by this Plan or associated Supplementary Guidance.

Business and Industrial Development Opportunities

9.5 There is a need to attract private sector businesses and investment into Inverclyde, as well as supporting existing businesses to grow and new small and medium-sized businesses to set up. This is key to Inverclyde's future prosperity as it will widen the business base, create new job opportunities, help retain the existing population, attract new people to the area, and support and enhance local services.

9.6 The Plan identifies a generous and varied supply of development land; including large scale sites such as Spango Valley and Inchgreen, medium sized sites at Main Street, and smaller sites such as Bogston Lane (all Greenock). This supply is intended to meet the aspirations of different sectors and business sizes.

POLICY 26 – BUSINESS AND INDUSTRIAL DEVELOPMENT OPPORTUNITIES

Business, industrial, and storage or distribution uses (Class 4, 5 and 6) on the sites listed in Schedule 8 and shown on the Proposals Map, will be supported.



SCHEDULE 8: Business and Industrial Development Opportunities

Site Ref	Site/Location	Site Area (ha)	Preferred Use	Additional Information
PORT GLASGOW				
E1	Kelburn (Parklea Rd)	1.48	Class 4, 5 & 6	
E2	Duchal Street	0.66	Class 4, 5 & 6	
E3	Newark Street	0.98	Class 4, 5 & 6	
GREENOCK				
E4	Bogston Lane	0.21	Class 4, 5 & 6	
E5	Port Glasgow Rd (south)	0.59	Class 4, 5 & 6	
E6	Inchgreen	16.86	Class 4, 5 & 6	Strategic Economic Investment Location and City Deal site
E7	Sinclair Street	2.43	Class 4, 5 & 6	
E8	James Watt Dock /Garvel Island	Indicative	Class 4, 5 & 6	See Priority Places Supplementary Guidance
E9	Main Street	1.43	Class 4	Strategic Economic Investment Location
E10	Cartsdyke Avenue	0.43	Class 4	Strategic Economic Investment Location
E11	Crescent Street	0.37	Class 4, 5 & 6	
E12	Ingleston Street	1.16	Class 4, 5 & 6	
E13	Scott Street	0.27	Class 4, 5 & 6	
E14	Drumfrochar Road	2.32	Class 4, 5 & 6	
E15	Drumfrochar Road	0.69	Class 4, 5 & 6	

Site Ref	Site/Location	Site Area (ha)	Preferred Use	Additional Information
E16	Spango Valley	Indicative	Class 4, 5 & 6	See Priority Places Supplementary Guidance
E17	Larkfield Industrial Estate	1.78	Class 4, 5 & 6	
E18	Former Inverkip Power Station	Indicative	Class 4	See Priority Places Supplementary Guidance

Tourism Development

9.7 Inverclyde's waterfront location, programme of events and rich cultural and natural heritage make it an appealing place to visit. Attractions and facilities include the James Watt Dock and Kip marinas, Clyde Muirshiel Regional Park, Newark Castle, Gourock Waterfront, and the rural villages of Kilmacolm and Quarrier's Village. Many visitors also stop as they pass through Inverclyde on their way to and from ferries to Argyll. In recent years, although interrupted by the COVID-19 pandemic, the cruise liner business at Greenock Ocean Terminal has grown significantly, bringing more tourists and ship crew into the area. With the City Deal funded project for a dedicated cruise liner berth and visitor centre being delivered, a return to growth for this sector is being prepared for.

9.8 The Plan supports tourism by safeguarding existing tourist related facilities and adopting a positive approach to the development of new facilities.

POLICY 27 – TOURISM DEVELOPMENT

Proposals for change of use of tourism related facilities will only be supported where it can be demonstrated that they are no longer viable as a business in their current use.

Development of tourism related facilities will be supported in appropriate locations where:

- a) it avoids adverse impact on the amenity and operation of existing and adjacent uses;
- b) major trip-generating proposals can be travelled to by sustainable modes of transport; and
- c) it is appropriately sited and designed for its location and avoids significant adverse impact on the resources protected by the Plan's historic buildings and places, and natural and open spaces chapters.

Minerals Extraction

9.9 Inverclyde does not currently have any live mineral workings and the Council is unaware of any workable mineral resource being present within its area. Mineral workings, whilst important for the economy, can have an impact on local communities, the environment and built and natural heritage. The Council's position is that any proposals for mineral extraction should be brought forward through the Local Development Plan process. As such, no proposals for mineral workings will be supported during the lifetime of this Plan. Should any proposals come forward during the Plan period, they will be assessed in accordance with the other policies of the Plan and Scottish Planning Policy.

Glasgow Airport

9.10 The Council recognises Glasgow Airport as being important for the economy and connectivity of Inverclyde and the wider Glasgow City Region. The Council supports, in principle, improvements to the surface connectivity to Glasgow Airport, particularly where these would improve sustainable and public transport access from Inverclyde and the wider City Region. The Council recognises the potential benefits of stronger links between Glasgow Airport and Greenock Ocean Terminal's cruise ship and freight functions.

OUR HISTORIC BUILDINGS AND PLACES

10.1 Inverclyde's buildings and places chart the long history of the area. Archaeological finds evidence the occupation of the area from pre-historic through to Roman times; Newark Castle and the initial growth of our towns and villages occurred during medieval times; and the industrialisation and urbanisation of the 18th to 20th centuries shaped Inverclyde as we know it now. Inverclyde's past has gifted the present day with a rich and varied legacy of historic buildings and places which significantly contribute to the culture, character and sense of place, and which support tourism and the economy. These include conservation areas, listed buildings, scheduled monuments and other archaeological sites, and gardens and designed landscapes.

10.2 As well as the policies below, when assessing proposals affecting these historic buildings and places, the Council will have regard to Historic Environment Policy Scotland (2019) and any successor document, as well as the 'Managing Change' series of guidance notes prepared by Historic Environment Scotland.



Ardgowan Bowling Club, Greenock

Conservation Areas

10.3 Inverclyde has eight conservation areas: Greenock (West End and Cathcart Square/William Street), Gourock (West Bay and Kempock Street/Shore Street), Inverkip, Kilmacolm (South East and The Cross) and Quarrier's Homes. There are Article 4 Directions associated with five of these, the exceptions being The Cross, Kilmacolm and the two Gourock conservation areas. Article 4 Directions remove permitted development rights from the conservation areas they cover. It is intended to prepare a standard Article 4 Direction that will apply to each of the eight conservation areas.

10.4 Conservation Area Appraisals are useful documents for understanding the important features of conservation areas, assisting their positive management and informing development management decisions. Conservation Area Appraisals have been completed for the Greenock West End (2016) and Quarrier's Homes (2020). It is intended that appraisals will be prepared for the other conservation areas over the lifetime of this Plan.

POLICY 28 – CONSERVATION AREAS

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area.

Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Applicants should demonstrate that every reasonable effort has been made to secure the future of the building. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.

Listed Buildings

10.5 Inverclyde has 247 listed buildings, details of which are available on the Council's website. Twenty-five of these are A-listed as they are of national or international importance, including Gourrock Ropeworks in Port Glasgow and the Custom House and Sugar Warehouses in Greenock.

10.6 Many listed buildings are within the ownership of the Council, and in recent years there has been significant investment made at the Municipal Buildings and Watt Institution in Greenock and King George VI building in Port Glasgow, to retain or prepare the listed buildings for active use and secure their future. Other buildings including the former sugar warehouses on James Watt Dock have been made wind and watertight with Council support until such times as a new and sustainable use can be found. However, there are also listed buildings within Inverclyde on the Buildings at Risk Register for Scotland. The Council will work with interested parties to find suitable future uses for these and other listed buildings.



POLICY 29 – LISTED BUILDINGS

Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.

Demolition of a listed building will not be permitted unless the building is no longer of special interest; it is clearly incapable of meaningful repair; or there are overriding environmental or economic reasons in support of its demolition. Applicants should also demonstrate that every reasonable effort has been made to secure the future of the building as set out in national guidance.

Enabling Development

10.7 One means of securing the future of listed buildings, or other buildings of architectural merit, is to permit enabling development facilitating the restoration or retention of a listed building through cross-funding provided by new development, usually within the grounds of the listed building. Examples of this in Inverclyde include the former Bridge of Weir Hospital near Quarrier's Village, Auchenbothie near Kilmacolm and Langhouse near Inverkip. The Council has also accepted the principle of enabling development as a means of restoring the former Balrossie School buildings near Kilmacolm.

10.8 Enabling development is often permitted in locations where new buildings would not normally be, such as in the green belt, with the justification being the retention or restoration of a listed building that might otherwise be lost. In these circumstances, it is important that it can be demonstrated that the enabling development is the only means by which the listed building can be saved, that it is appropriately designed and located, and that only the minimum enabling development necessary to save the listed building is permitted. The Council will bring forward Supplementary Guidance to provide additional advice and policy context on this matter.

POLICY 30 - ENABLING DEVELOPMENT

Proposals for enabling development to support the restoration of listed buildings, including those listed in Schedule 9, will be considered favourably where it can be clearly shown to be the only means of preventing the loss of the listed building and securing its long term future. Any enabling development is required to be the minimum necessary to achieve this aim, and the Council will not support enabling development where the scale of new building proposed is considered to outweigh the benefit of retaining the listed building. The resultant development is required to be designed and sited carefully to preserve or enhance the character and setting of the listed building. Further detail will be set out in the Council's Supplementary Guidance on Enabling Development which will form part of the assessment of any proposals.

SCHEDULE 9: Enabling Development Opportunities

Reference	Site/Location
ED1	Balrossie, Kilmacolm

Scheduled Monuments and Archaeological Sites

10.9 Inverclyde has a rich archaeological heritage. This is evidenced by its 31 Scheduled Monuments ranging from High Castlehill, which is the remnants of a prehistoric settlement, through to the 15th century Newark Castle, the 19th century industrial archaeology of the Greenock Cut, and Larkfield Battery a Second World War anti-aircraft battery. There are also numerous sites of more local archaeological interest in Inverclyde.

10.10 Scheduled Monuments are of national importance and, as such, have a high level of protection with a separate consent system administered by Historic Environment Scotland. For non-scheduled archaeological sites, if as a result of development it is not possible to preserve these in situ then developers must undertake appropriate excavation, recording, analysis, publication and archiving before and during the development.

POLICY 31 – SCHEDULED MONUMENTS AND ARCHAEOLOGICAL SITES

Development that would potentially have an adverse effect on a Scheduled Monument or the integrity of its setting will only be permitted in exceptional circumstances.

Development affecting archaeological sites should seek to preserve the archaeological resource in situ. Where this is not possible, the developer will be required to fully record the archaeological resource for archiving, prior to development commencing.

Gardens and Designed Landscapes

10.11 Inverclyde has 3 sites in the Inventory of Gardens and Designed Landscapes, a national designation recognising grounds, often of large houses, which were consciously laid out for artistic effect. These are Ardgowan, Duchal House and Finlaystone House.

POLICY 32 – GARDENS AND DESIGNED LANDSCAPES

Development that would affect a Garden and Designed Landscape is required to protect and appropriately enhance their overall character and any feature of value, including their landscape integrity or settings.

OUR NATURAL AND OPEN SPACES

Introduction

11.1 Inverclyde has a rich and varied network of natural and open spaces. These include habitats of international importance at the Inner Clyde and Renfrewshire Heights, both of which are Special Protection Areas and Sites of Special Scientific Interest, and other sites of national ecological or geological importance, including Dunrod Hill.

11.2 Inverclyde has a distinctive landscape, with land rising steeply from a narrow coastal strip to the Renfrewshire Heights. Much of this upland area is within the Clyde Muirshiel Regional Park, which is an important educational, environmental and recreational resource.

11.3 Our towns and villages contain a network of parks, playing fields and other open spaces, which contribute to the character and wellbeing of the area and are linked by a network of paths, which encourage active travel and recreational walks and cycles.

11.4 Collectively, the environmental, recreational and amenity resources identified by this section of the Plan form Inverclyde's 'green network'. It is important that they are protected for their intrinsic value, but also for the contribution they make to the character of the area, whilst providing environmental, community, economic and health benefits.

Biodiversity and Geodiversity

11.5 Inverclyde has a diverse network of wildlife habitats, which host a variety of different species. The Inner Clyde and Renfrewshire Heights both benefit from Special Protection Area status; the former owing to its population of Redshank and the latter owing to its population of Hen Harriers. Both are designated as European (formerly Natura 2000) sites, with the Inner Clyde also designated as a Ramsar site, meaning it is a wetland of international importance. Proposals likely to have a significant effect on a European site require to be accompanied by information sufficient to allow the planning authority to carry out a Habitats Regulations Appraisal. This may require developers to commission detailed surveys of the relevant bird species. The Inner Clyde and Renfrewshire Heights sites, along with 5 further sites, are designated as Sites of Special Scientific Interest due to the geology, habitats or species of national importance found within them. Inverclyde is also home to a number of legally protected species, including bats, otters and badgers.

11.6 Inverclyde also has a network of Local Nature Conservation Sites, which have been designated for their contribution to biodiversity or geodiversity. All previously designated sites have been carried forward.

11.7 Most development has the opportunity to impact, positively or negatively, on biodiversity, even when it is not affecting a designated site. For example, connectivity between designated habitats is important, and fragmentation should be avoided. Even in small scale development there can be opportunities to encourage greater biodiversity through the incorporation of wildlife-friendly features in the building or landscaping.



Greenock Cut

POLICY 33 – BIODIVERSITY AND GEODIVERSITY

EUROPEAN SITES

Development proposals that are likely to have a significant effect on a European site which are not directly connected with or necessary to their conservation management must be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site either during construction or operation of the development, or if:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the network is protected.

In such cases, the Scottish Ministers must be notified.

SITES OF SPECIAL SCIENTIFIC INTEREST

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

PROTECTED SPECIES

When proposing any development which may affect a protected species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

LOCAL NATURE CONSERVATION SITES

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, adequate compensatory measures will be required.

NON-DESIGNATED SITES

All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

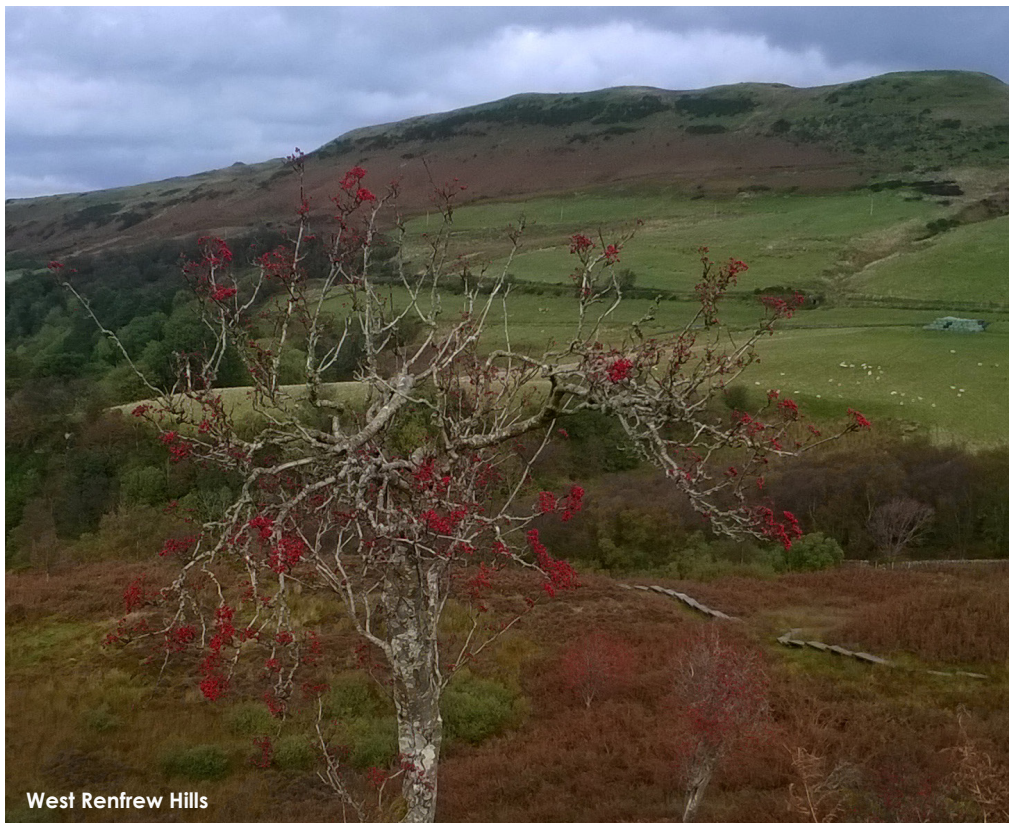


Knapps Loch, Kilmacolm

Landscape

11.8 Inverclyde's landscape is characterised by a predominantly urbanised narrow coastal strip, set against rising land, some of which is also developed, before giving way to uplands, where agriculture and woodland uses predominate. The Glasgow and the Clyde Valley Landscape Assessment (1999) identifies the following landscape character areas in Inverclyde: raised beach on the western coast around Inverkip and Wemyss Bay; upland river valley between Greenock and Inverkip, rugged upland farmland around Kilmacolm and Quarrier's Village and rugged moorland hills covering much of the upland area.

11.9 The West Renfrew Hills are designated as a Local Landscape Area. A Statement of Importance for this landscape area has been prepared in partnership with Nature.Scot. This identifies its special landscape qualities as including a strong sense of remoteness and wildness and iconic panoramic views from the Hills over the Firth of Clyde.



West Renfrew Hills

POLICY 34 – LANDSCAPE

The siting and design of development should take account of local landscape character and setting in order to conserve, enhance and /or restore landscape character and distinctiveness. Development should aim to conserve those features that contribute to local distinctiveness including:

- a) the setting of buildings and settlements within the landscape
- b) the pattern of woodlands, fields, hedgerows and trees; especially where they define/ create a positive settlement/ urban edge
- c) the character and distinct qualities of river corridors
- d) historic landscapes
- e) topographic features, including important/ prominent views, vistas and panoramas

When assessing development proposals likely to have a significant impact on the landscape, the guidance contained in the Glasgow and Clyde Valley Landscape Character Assessment will be taken into account.

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special landscape qualities as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be amended to avoid or mitigate these impacts through being informed by a landscape and visual impact assessment.

Trees, Woodland and Forestry

11.10 Trees, woodland and forestry make a significant contribution to Inverclyde's landscape and streetscape. There are approximately 2000 hectares of woodland within Inverclyde, over half of which is commercial and approximately 500 hectares is native woodland. There are 141 hectares of ancient woodland, around 50% of which is native. There are also 33 Tree Preservation Orders in effect (January 2021), covering individual trees, groups of trees and areas of woodland within our towns and villages. Additional to that are trees which are integral to the character of areas designated for their natural and built heritage importance, for example in conservation areas. It

is intended to carry out a full review of the Tree Preservation Orders across Inverclyde during the lifetime of this Plan.

11.11 The Scottish Government's Control of Woodland Removal Policy seeks to protect the existing forest resource in Scotland, and supports woodland removal only where it would achieve significant and clearly defined additional public benefits. A proposal for compensatory planting may form part of the planning determination. The policy supports the Scottish Government's ambition on forestry as expressed in the Climate Change Plan to increase Scotland's woodland cover from around 19% to 21% of the Scottish land area by 2032.

11.12 Forests and woodland are important resources and they make a substantial contribution to the economy at both national and local level, they provide considerable environmental benefits and help to improve people's lives through providing employment and improved health and mental wellbeing. They also contribute to sustainable water management, climate change mitigation and adaptation, biodiversity, and make our parks and countryside more attractive places to visit.

11.13 Proposed development sites often contain trees that could be impacted by the development process. Tree and woodland removal can impact on the ecology and landscape of local and wider environs. Tree and woodland removal should be kept to a minimum and where trees or woodland is felled, it should be replanted. To minimise and mitigate these impacts, the Council will produce Supplementary Guidance on trees. This will set out how development affecting existing trees will be assessed, how trees are to be retained and protected during the construction phase of a development, replanting or compensatory requirements, and how existing and new trees are to be managed once a development is complete.

11.14 The Council is consulted by Scottish Forestry on new woodland creation proposals and on the felling and subsequent restocking of existing woodlands and afforested areas. Whilst this process sits outwith the planning system, new and amended forest and woodland proposals can have a significant effect, on our natural and open spaces. The Council will assess forestry proposals against the policies of this Plan and the Clydeplan Forestry and Woodland Strategy for the Glasgow City Region.

POLICY 35 – TREES, WOODLAND AND FORESTRY

The Council supports the retention of trees, including ancient and semi-natural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:

- a) it can be clearly demonstrated that the development cannot be achieved without removal; or**
- b) the public benefits of the proposal outweigh the loss of trees/hedgerows; and**
- c) compensatory planting will be provided, to a standard agreed by the Council.**

Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council.

Proposals for new forestry/woodland planting will be assessed with regard to the policies of this Plan and the Forestry and Woodland Strategy for the Glasgow City Region.

Green Infrastructure

11.15 The term 'green infrastructure' is held by this Plan to refer to green and blue spaces which are designed, planned and managed to deliver benefits to our towns, villages, communities and the natural environment. Green infrastructure includes green elements such as open spaces, paths, landscaping, green roofs and walls, and blue elements such as ponds and natural drainage systems.

11.16 Green infrastructure, both individually and collectively, can help make our local places more attractive, and increase our health and wellbeing by improving air quality and providing opportunities for recreation, active travel and food growing. Green infrastructure also plays a key role in making our urban environment more resilient to the impacts of climate change through the provision of naturalised drainage systems and natural shelter. The creation and linking of new wildlife habitats will also enable wildlife to adapt.

Safeguarding Green Infrastructure

11.17 Open spaces and playing fields contribute to the attractiveness, wellbeing and biodiversity of Inverclyde. Inverclyde has a network of large public parks including Battery Park in Greenock, Darroch Park in Gourock, Coronation Park in Port Glasgow and Birkmyre Park in Kilmacolm. These large formal parks are complemented by a network of more local parks and open spaces, including Lyle Hill and Greenock cemetery, which make a significant contribution to the character and history of the area. Although not 'green', civic spaces like Cathcart Square and the Esplanade in Greenock are an important part of the open space network. While amenity open spaces in our business and residential areas, and play areas in the latter, are smaller in scale they serve an important purpose and make Inverclyde an attractive place to live and work. Existing allotments and community growing spaces are also protected as part of the open space network.

11.18 While outdoor sports pitches and facilities contribute to the open space network, they are also important in their own right as they encourage participation in sport and contribute to health and wellbeing. Sportscotland will be consulted on any development affecting outdoor sports facilities.

11.19 While the Proposals Maps identify open spaces and playing fields which are greater than 0.2 hectares in size, Policy 36 protects all open spaces and sports pitches which are of quality and value to the green network, or have the potential to be. The Council will prepare an Open Space Audit and Strategy to support the implementation of this policy.

11.20 Inverclyde also has an extensive path network, including 179 km of Core Paths criss-crossing the authority area and twenty Rights-of-Way. Route 75 of the National Cycle Network connects rural Inverclyde with the urban waterfront and is part of a route extending to Edinburgh in the east and Portavadie in the west. The path network includes the Greenock Cut, a 10km circular route running alongside the historic aqueduct, which provides panoramic views over the Firth of Clyde, and the Kelly Cut, which connects the Greenock Cut visitor centre to Wemyss Bay. The Council is currently progressing an active travel project which will deliver a dedicated cycle route from Gourock to Port Glasgow, adjacent to the A770/A8 corridor.

POLICY 36 – SAFEGUARDING GREEN INFRASTRUCTURE

Proposals for new or enhanced open spaces, which are appropriate in terms of location, design and accessibility, will be supported.

Development proposals that will result in the loss of open space which is, or has the potential to be, of quality and value, will not be permitted, unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity.

Outdoor sports facilities will be safeguarded from development except where:

- a) the proposed development is ancillary to the principal use of the site as an outdoor sports facility, or involves only a minor part of the facility and would not affect its use for sport and training;**
- b) the facility to be lost is to be replaced by a new or upgraded facility of comparable or better quality, which is convenient for the users of the original facility and maintains or improves overall playing capacity in the area; or**
- c) a relevant strategy demonstrates a clear excess of provision to meet current and anticipated demand, and the development would not result in a reduction in the overall quality of provision.**

Development that would result in the loss of a core path, right of way or other important outdoor access route will not be permitted unless acceptable alternative provision can be made.

Delivering Green Infrastructure Through New Development

11.21 To fully integrate green infrastructure into new development and enable connections to be made to the surrounding area, green infrastructure provision must be considered from the outset, as part of the initial design phase. It is key that green infrastructure proposals are informed by an appraisal of the existing natural features and eco system services on and in the vicinity of a development.

11.22 Green infrastructure provision in new development should maximise opportunities for multiple benefits, which is a key feature of this type of infrastructure. For example, appropriate landscaping not only improves an area's attractiveness, but can also cleanse and cool the air, contribute to flood management, reduce noise and promote better health and well-being. The multi-functional benefits of individual elements can be further increased when they are integrated. For example, when landscaping provides shelter for an area of open space.

11.23 The Council is keen to ensure that new development contributes to open space provision that is multi-functional, useable, and publicly accessible and meets the local needs of a range of users. This will be achieved by linking open space requirements to accessibility, quality and quantity standards set out in the Supplementary Guidance on Green Infrastructure. Open space requirements will also be informed by an Open Space Strategy, which is currently being prepared.

11.24 It is important that new development incorporates paths and connections to the existing path network, especially where the opportunity exists to provide path access to the waterfront. The Council has developed an Active Travel Strategy, which identifies a range of actions for how the path network can be improved and expanded. The strategy projects will be supported in principle by this Plan.

11.25 The Council will support proposals for new permanent and temporary allotment and community growing spaces, where these are appropriate in terms of location, design and accessibility.

11.26 The Council will produce Supplementary Guidance on Green Infrastructure, which will provide details on how green infrastructure should be integrated into new development, in terms of design, quality and quantity.

POLICY 37 – DELIVERING GREEN INFRASTRUCTURE THROUGH NEW DEVELOPMENT

Green infrastructure provision should be informed by an appraisal of the existing natural features and eco systems services on and in close proximity to the proposed development site and fully incorporated into the wider design process at an early stage, in line with the approach to be set out in the Supplementary Guidance on Green Infrastructure.

Development proposals are required to provide open space in line with the

standards to be set out in Supplementary Guidance on Green Infrastructure. The Supplementary Guidance will also set out circumstances under which off-site provision or a developer contribution towards green infrastructure will be provided.

Where opportunities exist, development proposals will be required to provide new paths linking to the active travel network. The provision of routes along water will be an essential requirement on development sites with access to a waterfront, unless not appropriate for operational or health and safety reasons.

Development proposals are required to demonstrate how naturalised features will be incorporated into SuDS provision, in order to provide additional benefits such as habitat creation and open space. Where a SuDS proposal forms part of open space provision, it should be made safe and accessible.

The Supplementary Guidance on Green Infrastructure will set out how biodiversity enhancement can be incorporated into new developments, and the circumstances in which provision will be expected.

Green infrastructure proposals should be supported by information on how long term management will be achieved, including maintenance requirements, who will be responsible for meeting these requirements, and how they will be funded.

The Green Network

11.27 A Strategic Green Network Blueprint has been prepared for the Glasgow city region area. The blueprint identifies a Strategic Access Network that facilitates the off-road movement of people through green active travel routes and greenspace, and a Strategic Habitat Network that facilitates the movement of wildlife through the landscape. The blueprint also helps to identify gaps in the strategic habitat and access networks within Inverclyde and opportunities to address those gaps.

11.28 The Council supports the creation of the Strategic Green Network and the identification of opportunities aimed at addressing gaps in provision. While the Green Network opportunities identified by the Partnership are still being considered by the Council, supported opportunities will be identified in the Supplementary Guidance on Green Infrastructure.

Clyde Muirshiel Regional Park

11.29 Clyde Muirshiel is Scotland's largest regional park, covering 108 square miles of countryside in Inverclyde, Renfrewshire and North Ayrshire. Within Inverclyde, the Park boundary covers much of the upland moorland, and extends to the coast to include Lunderston Bay. It includes the Greenock Cut Visitor Centre, and provides an excellent recreational and educational resource for Inverclyde residents and visitors.

11.30 The Park Objectives are:

- To conserve and enhance the natural beauty, biodiversity and cultural heritage of Clyde Muirshiel Park.
- To encourage and enable learning, understanding and enjoyment of Clyde Muirshiel Park.
- To promote and foster environmentally sustainable development for the social and economic well-being of the people and communities within the Clyde Muirshiel Park area.

11.31 The Park area is covered by a number of other environmental and heritage designations protected by this Plan. This Plan supports the Park Objectives and the Park Strategy in principle, subject to assessment against other relevant policies of this Plan.

POLICY 38 – CLYDE MUIRSHIEL REGIONAL PARK

Proposals for development within Clyde Muirshiel Regional Park will be considered with regard to the Park Objectives and Strategy and to the Park's statutory purpose of providing recreational access to the countryside.

Water Environment

11.32 In many ways, the geography and character of Inverclyde is defined by water. It sits proudly on the Firth of Clyde, is the source of the River Gryffe, has a countryside dotted with reservoirs, and includes the Greenock Cut, which is a 19th century example of water engineering which has Scheduled Monument status.

11.33 Whilst these waterbodies add to the attractiveness of Inverclyde, the area can also be adversely affected by water, primarily through flooding, caused by high tides on the Clyde and heavy rainfall. Climate change is predicted to increase the frequency and severity of flooding events.

11.34 It is important therefore to manage the water environment in a way which protects and enhances its function as a natural drainage system by, for example, minimising and removing hard engineering which affects the natural flow of water, and by increasing its attractiveness as a habitat and for recreation.

11.35 This Plan also seeks to be consistent with Scotland's National Marine Plan which was approved in 2015, and with the forthcoming Clyde Regional Marine Plan.

POLICY 39 – WATER ENVIRONMENT

Development proposals affecting the water environment will be required to safeguard and improve water quality and the enjoyment of the water environment by:

- a) supporting the strategies and actions of the national and regional marine plans, and supporting the objectives and actions of the River Basin Management Plan for Scotland and the Clyde Area Management Plan, where applicable;
- b) minimising adverse impacts on, or improving, water quality, flow rate, morphology, riparian habitat and groundwater dependent terrestrial ecosystems;
- c) the removal of existing culverts. This will be a requirement on development sites, unless it can be clearly demonstrated as not practical or resulting in the development not being viable;
- d) avoiding the hard engineering and culverting of waterways and the building over of existing culverts in new developments unless clearly demonstrated to be essential. Where culverts are required, they should be designed to maintain existing flow conditions and aquatic life, with long term maintenance arrangements;
- e) maintaining or improving waterside and water-based habitats; and
- f) providing appropriately sized buffer strips between development and watercourses, in line with SEPA guidance, and providing access to the water and waterside, where appropriate.

SCHEDULE OF DEVELOPMENT LAND OWNED BY PLANNING AUTHORITY (INVERCLYDE COUNCIL)

DESCRIPTION OF LAND OWNED BY INVERCLYDE COUNCIL	REFERENCES TO POLICIES, PROPOSALS OR VIEWS CONTAINED IN LOCAL DEVELOPMENT PLAN WHICH RELATE TO THE OCCURENCE OF DEVELOPMENT OF THE LAND
Land at Kelburn, Port Glasgow	Policy 3 – Priority Places
Land at Woodhall, Port Glasgow (R4)	Policy 3 – Priority Places Policy 18 – New Housing Development
Land at Auchinleck Lane, Port Glasgow (R7)	Policy 3 – Priority Places Policy 18 – New housing Development
Land at Clune Park, Robert Street, Port Glasgow (R9)	Policy 3 – Priority Places Policy 18 – New Housing Development
Land at Ratho/MacDougall Street, Greenock (R19)	Policy 18 – New Housing Development
Land at Wellington Park, Greenock (R24)	Policy 18 – New Housing Development
Land at Mearns Street, Greenock (R26)	Policy 18 – New Housing Development
Land at West Stewart Street (R31) (C2)	Policy 18 – New Housing Development Policy 23 – Network of Centres Strategy
Land at Madeira Street, Greenock (R36)	Policy 18 – New Housing Development
Land at Lyle Road, Greenock (R38)	Policy 18 – New Housing Development
Land at Peat Road/Hole Farm Road, Greenock (R39)	Policy 18 – Land for housing
Land at Westmorland Road, Greenock (R44)	Policy 18 – New Housing Development
Land at Cumberland Walk, Greenock (R45)	Policy 18 – New Housing Development
Land at Kirn Drive, Gourock (R50)	Policy 18 – New Housing Development
Land at McPherson Drive, Gourock (R52)	Policy 18 – New Housing Development
Land at Shore Street, Gourock (R53) (C8)	Policy 18 – New Housing Development Policy 22 – Network of Centres Strategy
Land at Leperstone Avenue, Kilmacolm (R60)	Policy 18 – New Housing Development
Land west of Quarry Drive, Kilmacolm (R61)	Policy 18 – New Housing Development
Land at Brachelston Street, Greenock (F2)	Policy 22 – Community Facilities

DESCRIPTION OF LAND OWNED BY INVERCLYDE COUNCIL	REFERENCES TO POLICIES, PROPOSALS OR VIEWS CONTAINED IN LOCAL DEVELOPMENT PLAN WHICH RELATE TO THE OCCURENCE OF DEVELOPMENT OF THE LAND
Land at West Stewart Street, Greenock (C3)	Policy 22 – Network of Centres Strategy
Land at Crescent Street, Greenock (E11)	Policy 26 - Business and Industrial Development Opportunities
Land at Ingleston Street, Greenock (E12)	Policy 26 - Business and Industrial Development Opportunities
Land at Scott Street, Greenock (E13)	Policy 26 - Business and Industrial Development Opportunities
Land at Drumfrochar Road, Greenock (E15)	Policy 26 - Business and Industrial Development Opportunities

Inverclyde
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